# BEAVER CREEK

# COMMUNITY HOUSING REPORT

## A Study on Housing Quality

***A Research Project by:***

**Yukon Housing Corporation**

**Report Date: November 2000**

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# BEAVER CREEK COMMUNITY HOUSING REPORT

# EXECUTIVE SUMMARY

## GENERAL INFORMATION

The Yukon Housing Corporation, in conjunction with the Northern Research Institute, undertook a housing study in Beaver Creek in November 1999. The purpose of the study was to look at the quality of housing in the community. A total of 38, randomly selected, households were interviewed.

This summary provides key highlights of the Beaver Creek housing study. The study looks at dwelling adequacy, dwelling affordability, dwelling suitability, access to home ownership, as well as seniors and elders needs. It also compares Beaver Creek with the Yukon.

# DWELLING ADEQUACY – KEY HIGHLIGHTS

The study looks at *dwelling adequacy*, which refers to:

- the energy efficiency of the dwelling;
- the state of repair of the dwelling;
- the presence or absence of basic facilities in the dwelling;
- the need for health and safety considerations in the dwelling including running water, electricity, heat, and smoke alarms; and
- the desire of the occupants to improve the dwelling.

## ENERGY EFFICIENCY

Twenty-nine percent of Beaver Creek households pay over $2 per square foot to heat their homes (page 10)[1]. Newer homes have lower heating costs (page 13). A number of factors come into play when considering energy costs including the type of window pane, the thickness of walls, and the kind of heating system. Energy related repair needs in Beaver Creek are 24 percent versus 14 percent for the Yukon (page 22).

## STATE OF REPAIR

Forty-two percent of all dwellings in Beaver Creek require major repairs compared with 33 percent in the Yukon (page 25). Just over 34 percent of Beaver Creek households require major repairs to wall, foundations, floors, ceilings, roof or exterior siding (page 22) while 16 percent of dwellings require minor repairs (page 31). Minor repairs include such things as windows, insulation and foundation repairs. The state of household repair needed in Beaver Creek is generally higher than Yukon wide results.

## BASIC FACILITIES

All of the Beaver Creek dwellings have basic amenities such as hot and cold water, toilet, sink, bath and electricity (page 33). The Yukon wide results show four percent of dwellings lacking basic facilities (page 33).

## HEALTH AND SAFETY DEFICIENCIES

Thirty-two percent of Beaver Creek dwellings have health and safety deficiencies (page 35). These deficiencies may range from not having a kitchen exhaust system to not having adequate sewage disposal. For example, 13 percent of dwellings do not have working smoke alarms (page 36). Results are very similar between Beaver Creek and the Yukon.

[1] The page numbers identified throughout this summary refer to the data in the Beaver Creek Community Housing Study.

### DESIRED IMPROVEMENTS

Respondents stated they would like to make improvements including remodeling a kitchen to major structural repairs. Almost 8 percent would like to do major repairs to the dwelling's structure (page 42).

## DWELLING AFFORDABILITY - KEY HIGHLIGHTS

The study looks at *dwelling affordability*, which refers to:

- whether the occupants pay 30 percent of their gross income for shelter costs.

### AFFORDABILITY PROBLEM

Fifty-five percent of Beaver Creek respondents do not have an affordability problem while 8 percent have a potential problem (page 44).

## DWELLING SUITABILITY – KEY HIGHLIGHTS

The study looks at *dwelling suitability*, which refers to:

- the number of bedrooms in the dwelling; and
- the ease of access for the disabled and elderly.

### CROWDING

Crowding is an issue in Beaver Creek. Thirteen percent of Beaver Creek households do not have enough bedrooms (page 46). This compares with 6 percent for the Yukon (page 46).

### ACCESSIBILITY FOR DISABLED AND ELDERLY

Almost 8 percent of Beaver Creek households have one disabled person (page 49). These households are equipped with accessibility features such as ramps and wheelchair access. However, in 33.3 percent of households, items such as handrails and grab bars are needed (page 50). This compares with 11.9 percent in the Yukon (page 50).

# ACCESS TO HOME OWNERSHIP – KEY HIGHLIGHTS

The study looks at *access to home ownership* in terms of:

- reasons for renting.

## *RENTING*

There are many reasons why people choose to rent rather than buy their own homes. In the study, renters' responses range from "there is a lack of desirable housing in the community" to "they are only staying in the community for a short period of time." However, the most significant reason given in Beaver Creek for not purchasing a home is having no other option (page 52). Seven percent say the need for a down payment prevents them from purchasing a home (page 52). This compares with 32 percent in the Yukon (page 52).

# SENIORS AND ELDERS NEEDS - KEY HIGHLIGHTS

The study looks at the *needs of seniors and elders* in terms of:

- dwelling suitability.

## *DWELLING SUITABILITY*

Senior households make up 13 percent of Beaver Creek households (page 54). Data regarding affordability costs (page 56) and manageability problems (page 57) is inconclusive. As a result, it is not possible to compare Beaver Creek and Yukon results.

# COMMUNITY HOUSING STUDIES METHODOLOGY

## BACKGROUND

In 1986, national census data was released that indicated the need for improved housing quality in Yukon. That data suggested that housing quality in the territory was among the lowest in Canada. Since then, the Yukon Housing Corporation has strengthened existing programs and created new programs to assist Yukoners to improve the quality of their housing.

The Yukon Housing Corporation wishes to continue its effort to help Yukoners improve their housing. In order to do that, the Yukon Housing Corporation requires good quality information to determine if its programs are helping to improve housing in the Yukon, and to possibly refocus the Yukon Housing Corporation's policies, programs and services to meet the needs identified by Yukoners.

## STUDY DESIGN

In an effort to get up-to-date information on housing conditions and the housing needs of Yukoners, the Yukon Housing Corporation designed and managed a housing data collection project that consisted of a series of community housing surveys completed throughout the Yukon. These surveys were carefully designed to obtain answers to the Yukon Housing Corporation's critical policy questions. These policy questions can be grouped into three general standards of housing quality. These standards are also used to assess housing quality throughout Canada. They are:

- *Dwelling Adequacy* (physical condition): refers to the presence or absence of basic health and safety features in the home, for example, running water, electricity, heat, smoke alarms are basic health and safety features.
- *Dwelling Affordability* (dwelling costs with respect to household income): refers to a measure of the ability of the occupants to pay for their housing. This includes an analysis of the affordability of home ownership as compared to home renting.
- *Dwelling Suitability* (factors such as crowding and accessibility): refers to the appropriateness of the dwelling for the current occupants. For example, is the home accessible for its occupants, or are there enough bedrooms. This section included a special analysis of seniors' and elders' needs.

Each of these three housing quality standards contains sub-themes. For example, the first one, *Dwelling Adequacy,* is comprised of the following:

- Energy Efficiency,
- State of Repair,
- Presence or Absence of Basic Facilities,
- Health and Safety Items, and

- Desirable Improvements

The information provided in the responses to the community housing surveys allows the Yukon Housing Corporation to determine the quality of dwellings in each community.

This housing quality indicator report provides a summary of the responses to the questions in the community housing survey. It also provides information on a Yukon wide basis to allow the reader to compare housing conditions in your community with those in the Yukon in general.

## PROCESS

The Yukon Housing Corporation contracted with the Northern Research Institute to complete the door-to-door surveying. The Northern Research Institute recruited and trained the surveyors, and administered the survey.

Community Housing Surveys were completed for the communities of Beaver Creek, Burwash Landing, Destruction Bay, Haines Junction, Whitehorse, Marsh Lake, Carcross, Teslin, Watson Lake, Carmacks, Mayo, Ross River, and Dawson City.

In each of the 13 communities surveyed, the local government, and the relevant First Nation government were informed of, and included in the process. Their assistance was critical to our success in obtaining excellent quality housing data in these studies. In return, the Yukon Housing Corporation committed to providing this report on housing quality to these communities.

The Northern Research Institute hired interviewers from each community with the exception of one community where no local people applied for the positions. In every case, the local government and the relevant First Nation government office were contacted in advance of the survey. In many communities, the Yukon Housing Corporation and Northern Research Institute staff met with officials from those offices to review the surveying process in the community and to provide information to those concerned.

## SAMPLE DESIGN AND SAMPLE SIZE

The Yukon Housing Corporation and the Northern Research Institute physically mapped all occupied dwellings in each of the communities that were surveyed. From this "population" of dwellings, we randomly sampled a specific number of households to interview. For each community, the Yukon Housing Corporation determined the correct number of households to survey in such a way as to make the quality of the data the same in each community. As a result, in each community, the data is statistically accurate within 10 percent, 19 times out of 20. In Beaver Creek, 38 households were surveyed out of an estimated 62 dwellings.

## TIME OF DATA COLLECTION

The surveying was done in Beaver Creek in November 1999.

## DATA QUALITY

A random sample survey was completed for each community. Of the approximately 11,700 households in the Yukon, 2,138 households were surveyed through this process. In each community, this survey yielded very high quality, statistically valid data. The confidence interval of the data is 95 percent; the margin of error is 10 percent [2].

## USEFULNESS OF DATA

The housing data is stored in a database that will allow us to look at the data in a variety of ways in order to assess the housing conditions and needs of many different groups within the Yukon population. By analyzing the data in a variety of ways, the Yukon Housing Corporation will be able to make the best possible program and policy decisions to help Yukoners improve their housing.

The data will also provide communities and First Nations with a useful tool that will help them to make decisions about housing improvement priorities.

Data can be provided in more detailed breakdowns and cross-tabulations. It can also be provided in the form of customized reports For example, an energy report will be prepared.

## CONFIDENTIALITY

The Yukon Housing Corporation is obliged to protect the identities of individual respondents. In general, no information that is confidential under the provisions of the *Statistics Act* and the *Access to Information and Protection of Privacy Act* will be divulged.

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[2] When a sample survey is conducted, the results depend on who was selected to be in the survey. A different sample of people might yield different results. The amount of variability in the results obtained from different samples is called the sampling error. We can measure the sampling error by applying statistical formulas. This error can be reported in various ways, one of which is a confidence interval. A confidence interval is a range of likely values. When a sample survey is conducted, we can estimate the proportion of people with some characteristic. Often accompanying the point estimate, a 95 percent confidence interval is given. If you repeated the survey over and over, 95 percent of the time the result would be within the given range, which in this case, is 10 percent.

## REPORT FORMAT

This report will consist of a series of pages of charts. Each page will focus on one specific housing topic. The top chart on each page will show the data for that topic from each community, and the bottom chart will show the corresponding Yukon wide data. The data is presented in this way to allow easy comparison of community data with that of the territory as a whole.

In many cases, the charts will show one factor against another factor. Please note, one factor alone is not completely predictive of another factor. In most cases, there are numerous factors that influence the end result.

In the report, a series of charts are presented. For example, energy costs are considered in the context of wall thickness versus energy costs per square foot; window type versus energy costs per square foot; and measures to control energy loss versus energy costs per square foot. These comparisons allow the reader to draw conclusions about the total effect of all of these factors on energy costs per square foot.

## USE OF INFORMATION

Data is provided for information purposes only. Interpretation and use of data in decision making is the sole responsibility of the user.

# 1 DWELLING ADEQUACY

The following characteristics of dwellings were used as indicators of the adequacy of the dwelling:

- energy efficiency,
- state of repair,
- basic facilities, presence or absence,
- health and safety considerations, presence or absence of various features, and
- desirable improvements.

## 1.1 ENERGY EFFICIENCY

The following 12 sub-themes illustrate various factors related to the energy efficiency of dwellings in Beaver Creek and the Yukon:[3]

- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING SIZE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING TYPE,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM,**
- ⇒ **ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES,**
- ⇒ **PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED.**

[3] ANNUAL ENERGY COST PER SQUARE FOOT: In calculating the energy cost per square foot, it should be noted that dwelling square footage includes the main floor and the second floor if applicable. It does not include the basement square footage even if the basement is heated. As well, the calculation of the annual energy cost includes the annual cost of heating fuel and the annual cost of electricity.

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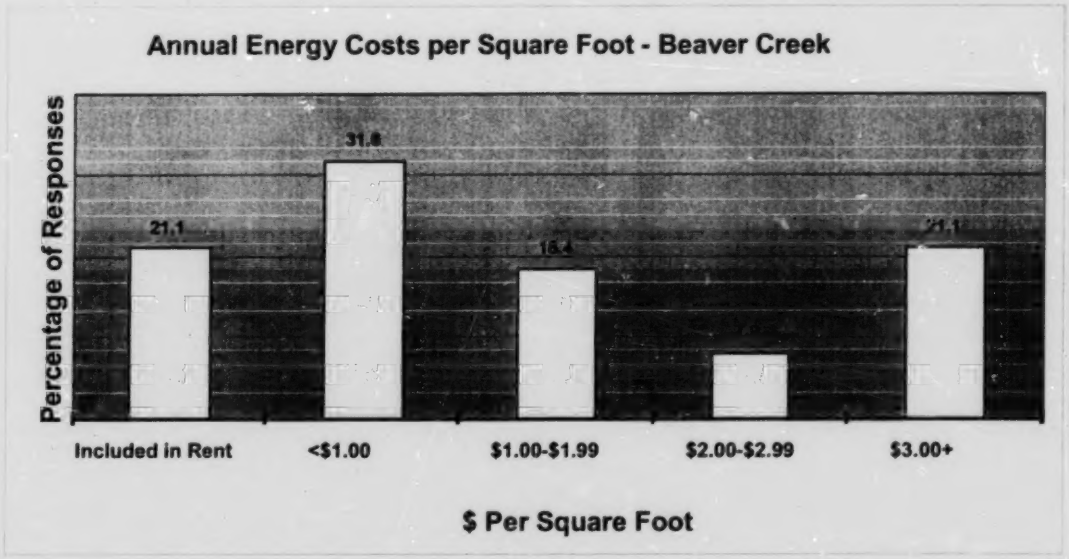
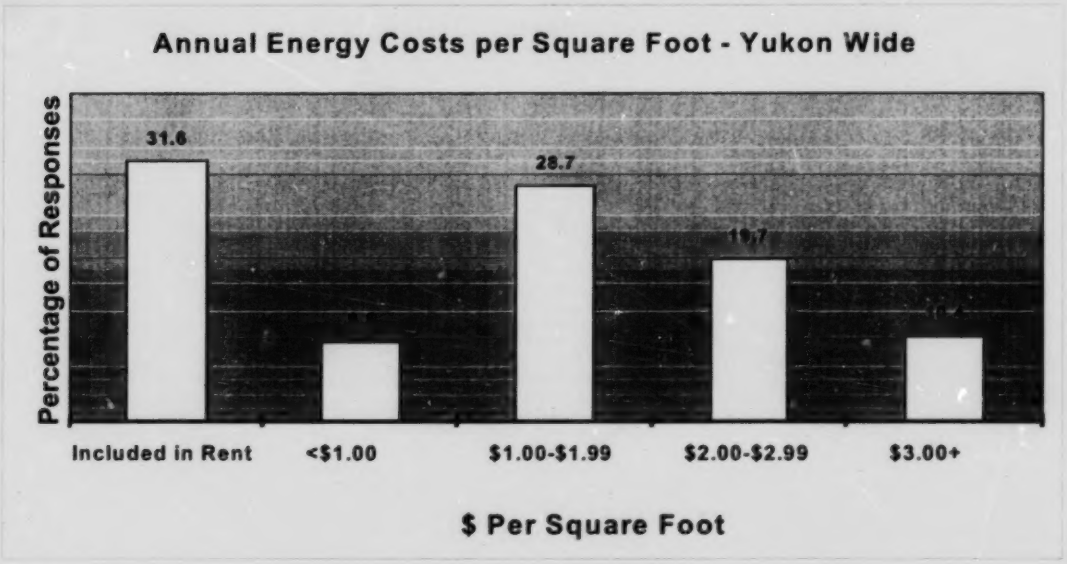
## 1.1.1 ANNUAL ENERGY COST PER SQUARE FOOT

These bar charts depict heating costs per square foot that households pay in Beaver Creek and in the Yukon.



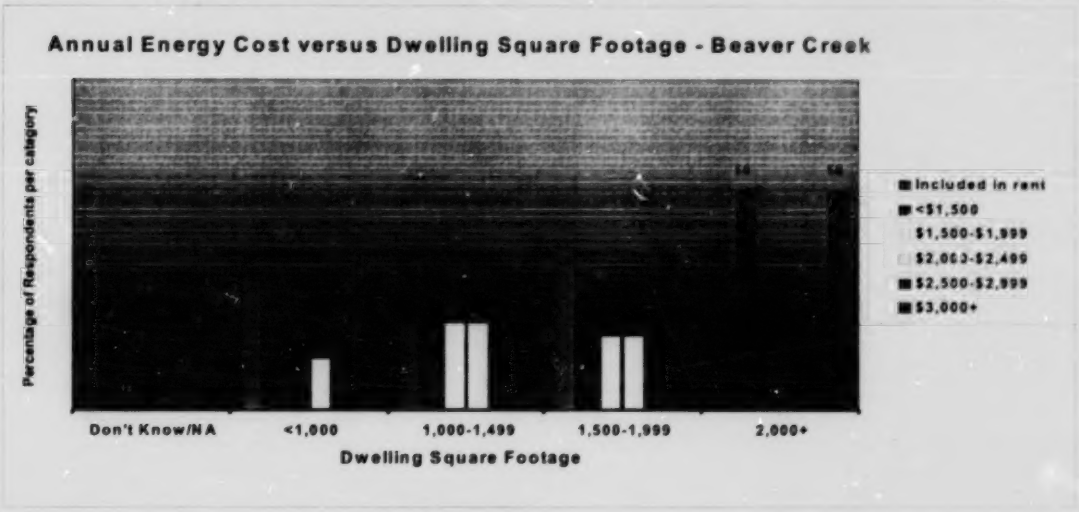



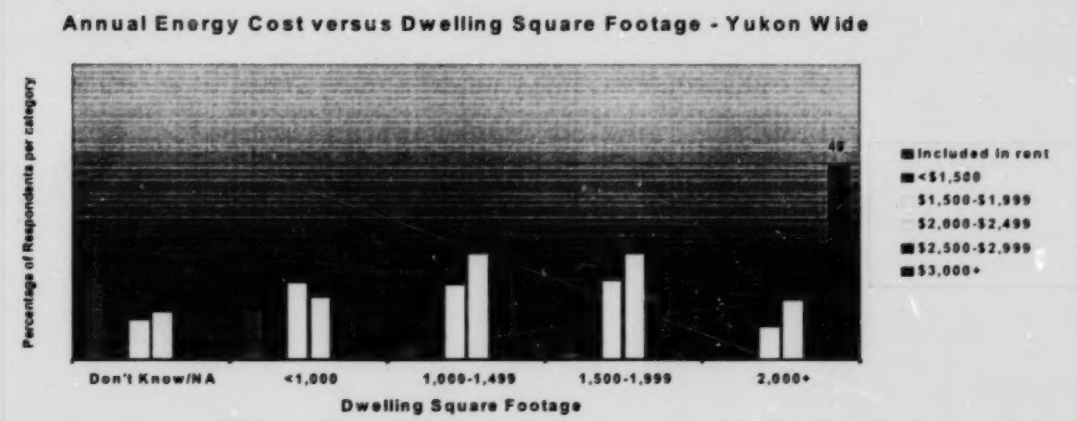

## HIGHLIGHTS

- Energy costs per square foot in Beaver Creek households tend to be weighted towards the high, >$3 per square foot, and the low end, <$1 per square foot, of the cost scale relative to Yukon households in general.
- Approximately 30 percent of both Beaver Creek and Yukon households pay over $2 per square foot for heating energy.

## 1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.



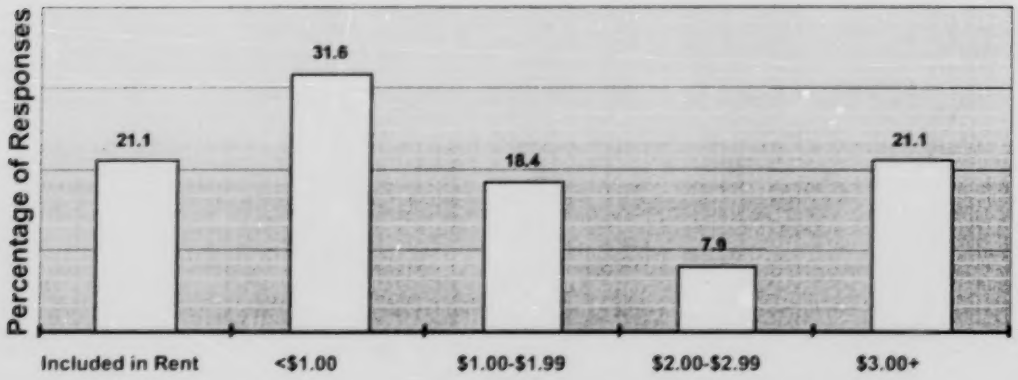

## HIGHLIGHTS

- Data is scarce in some of the categories. One must therefore be cautious in interpreting the results on a "percentage of dwellings" basis.
- 57 percent of homes between 1000 and 1500 square feet in Beaver Creek have heating energy costs of over $1500.
- Only 50 percent of homes over 2000 square feet in Beaver Creek have heating energy costs of over $1500. This may be because larger homes tend to be more recently constructed. Because they are more recently constructed, they may also tend to be built with energy efficiency in mind.

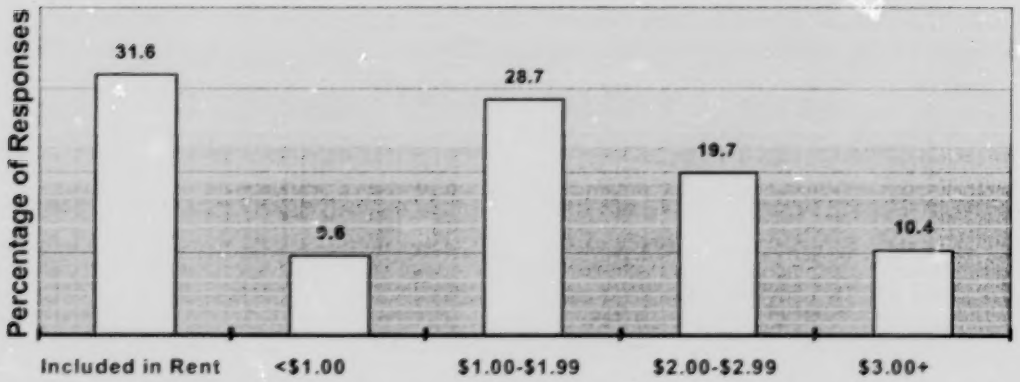
## 1.1.1 ANNUAL ENERGY COST PER SQUARE FOOT

These bar charts depict heating costs per square foot that households pay in Beaver Creek and in the Yukon.

**Annual Energy Costs per Square Foot - Beaver Creek**




**Annual Energy Costs per Square Foot - Yukon Wide**

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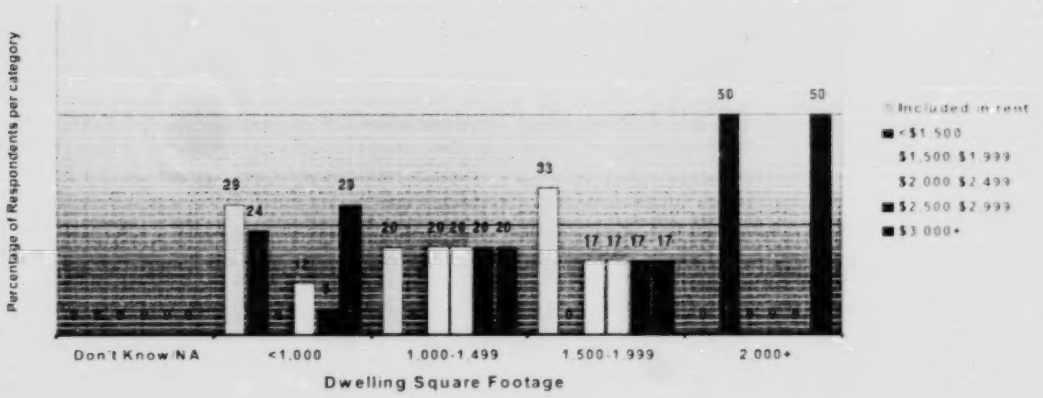
- Approximately 30 percent of both Beaver Creek and Yukon households pay over $2 per square foot for heating energy.

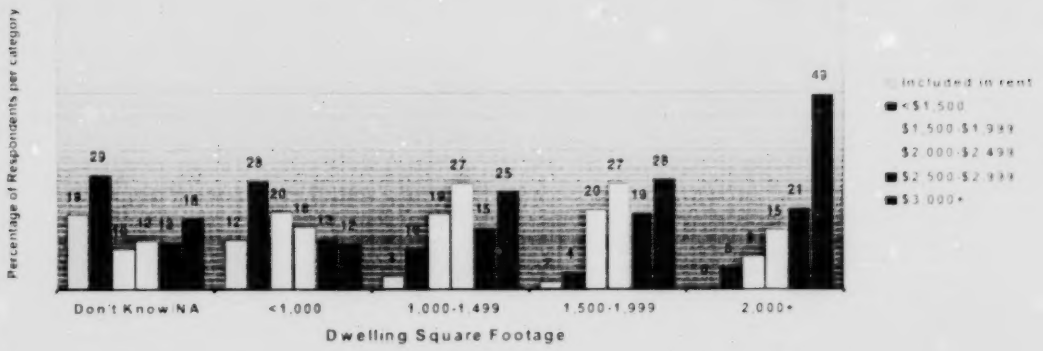
## 1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.

**Annual Energy Cost versus Dwelling Square Footage - Beaver Creek**




**Annual Energy Cost versus Dwelling Square Footage - Yukon Wide**




## HIGHLIGHTS

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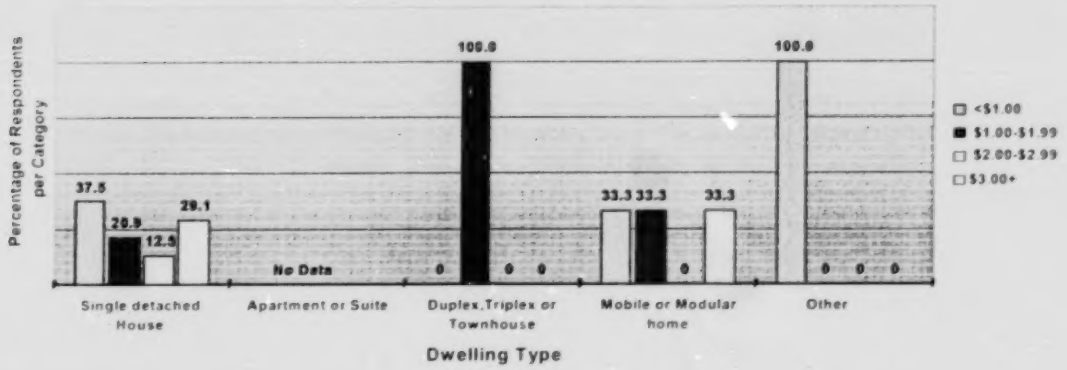
- 57 percent of homes between 1000 and 1500 square feet in Beaver Creek have heating energy costs of over $1500.
- Only 50 percent of homes over 2000 square feet in Beaver Creek have heating energy costs of over $1500. This may be because larger homes tend to be more recently constructed. Because they are more recently constructed, they may also tend to be built with energy efficiency in mind.

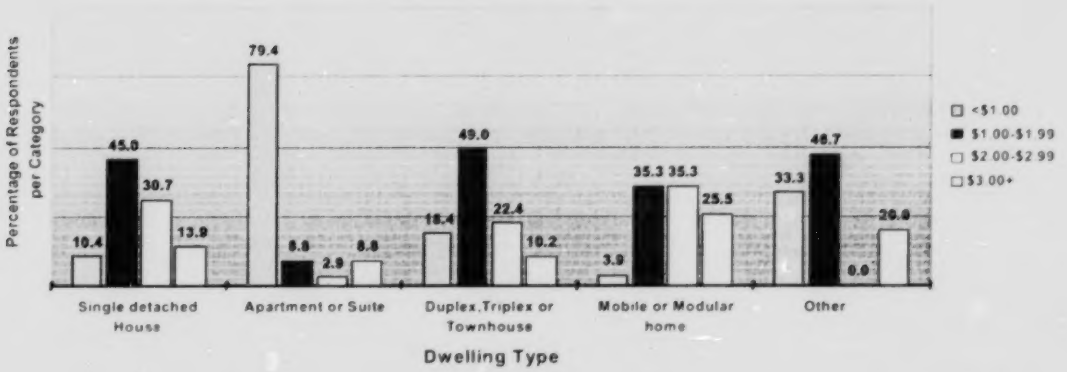
## 1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.

Annual Energy Costs per Square Foot versus Dwelling Type - Beaver Creek
For Those Who Pay Energy Costs




Annual Energy Costs per Square Foot versus Dwelling Type - Yukon Wide
For Those Who Pay Energy Costs



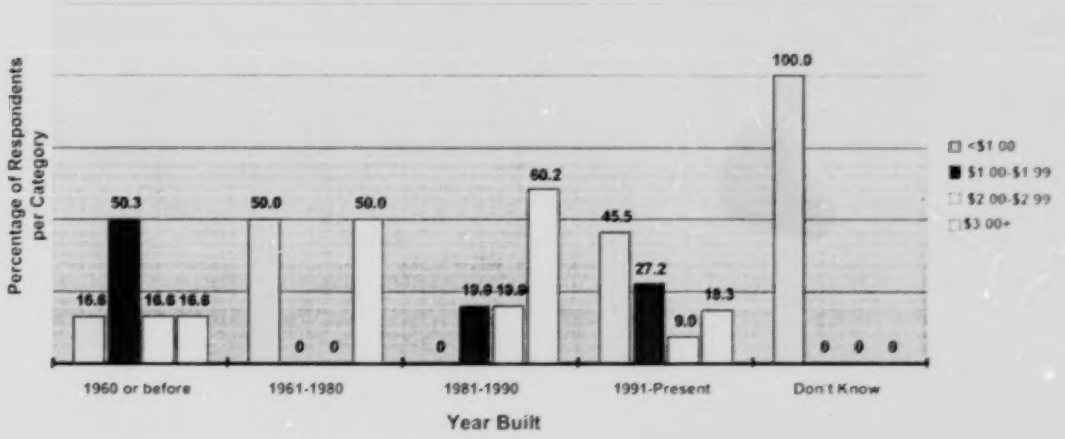

## HIGHLIGHTS

- For heating energy costs, mobile or modular homes tend to be the most expensive per square foot. 33.3 percent have heating costs of more than $3 per square foot.
- More than 40 percent of single detached homes in Beaver Creek have heating costs of more than $2 per square foot.
- Energy costs of $1 to $1.99 for the category of duplex, triplex or townhouses represents one household
- The "Other" category includes dwellings that do not fit into any other category, for example, a five-plex or a mobile home with additions. Respondents in this category represent approximately three households in Beaver Creek.

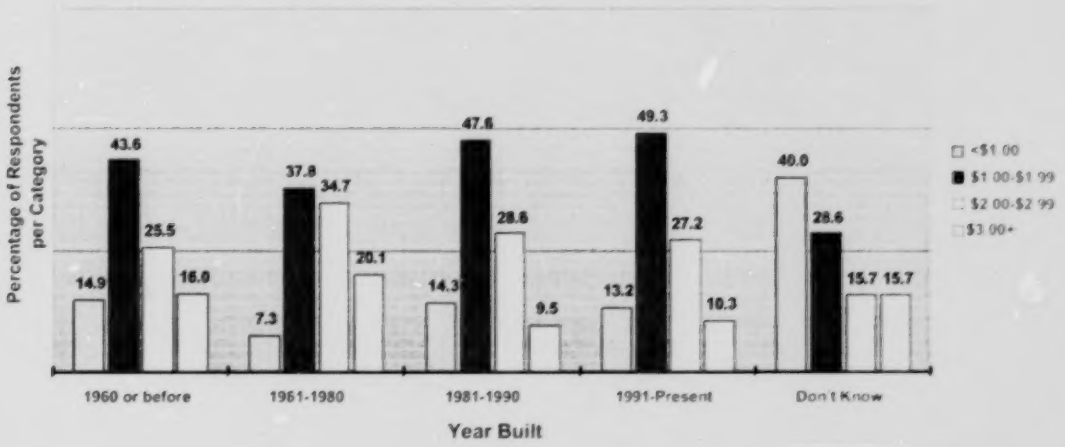
## 1.1.4 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING

These bar charts show the relationship between annual energy costs per square foot for householders and the age of the dwelling.

Annual Energy Costs per Square Foot versus Year Built – Beaver Creek




Annual Energy Costs per Square Foot versus Year Built - Yukon Wide

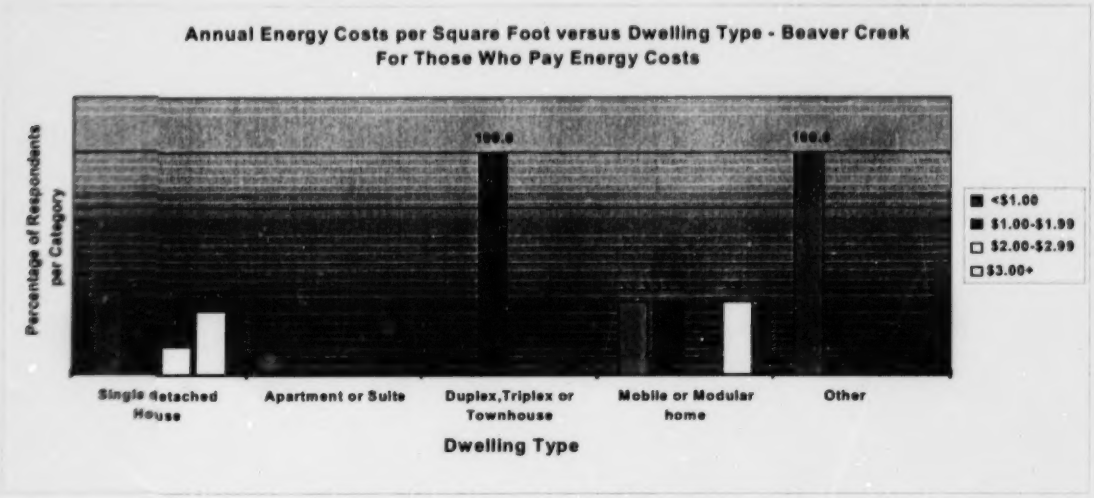


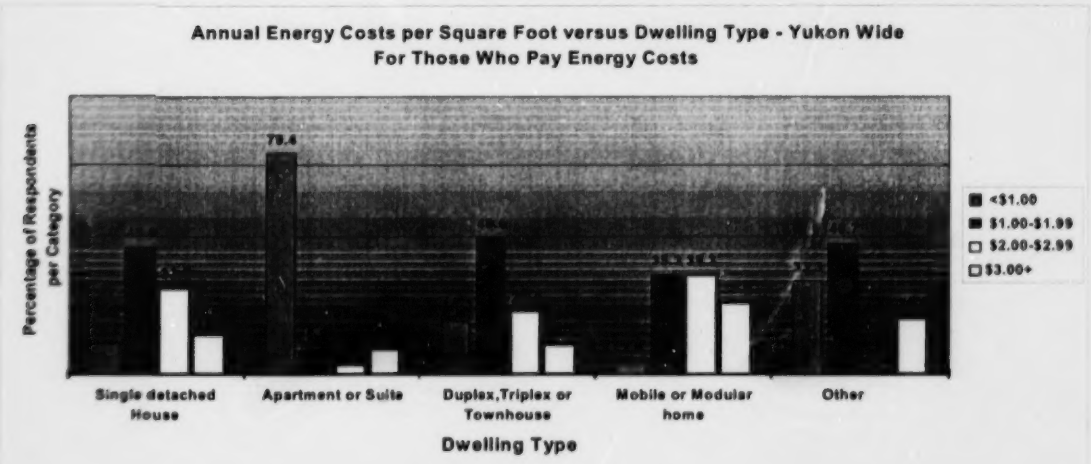

## HIGHLIGHTS

- There is no significant difference between heating costs for newer or older dwellings in Beaver Creek. This may be due to factors such as wall thickness, type of window pane or repairs needed.
- Respondents in the "Don't Know" category represent approximately five households

## 1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.



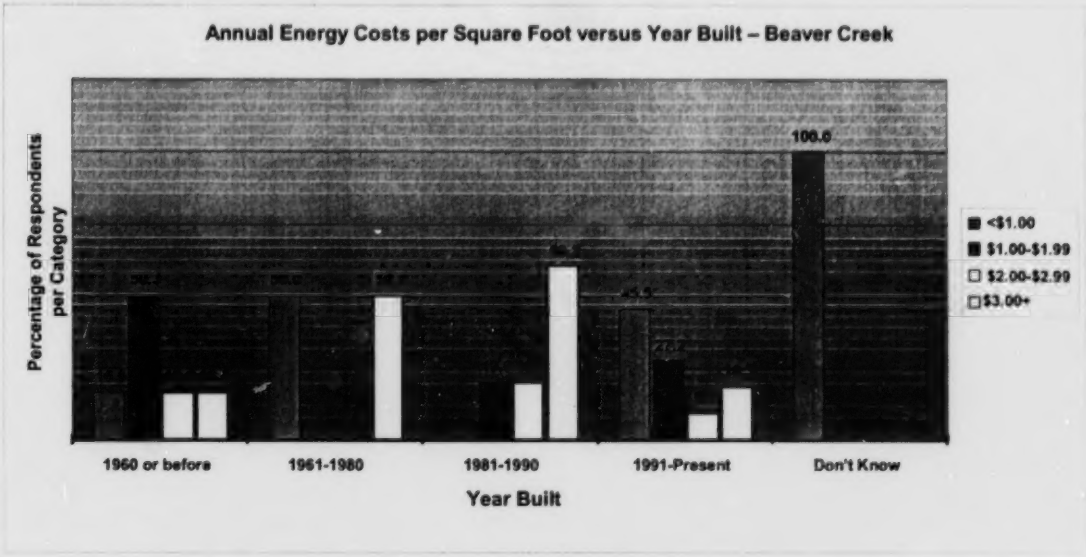



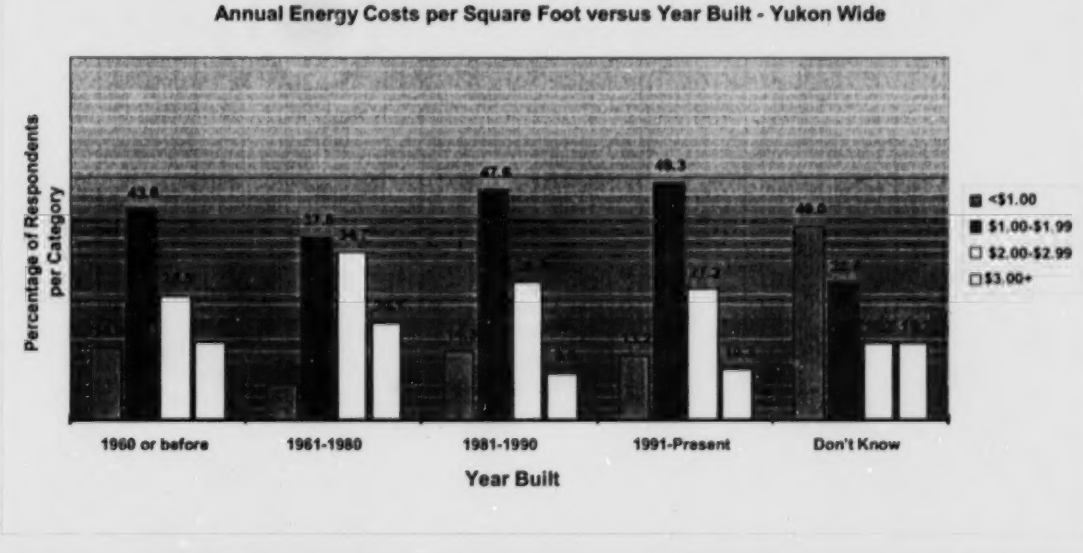

## HIGHLIGHTS

- For heating energy costs, mobile or modular homes tend to be the most expensive per square foot. 33.3 percent have heating costs of more than $3 per square foot.
- More than 40 percent of single detached homes in Beaver Creek have heating costs of more than $2 per square foot.
- Energy costs of $1 to $1.99 for the category of duplex, triplex or townhouses represents one household
- The "Other" category includes dwellings that do not fit into any other category, for example, a five-plex or a mobile home with additions. Respondents in this category represent approximately three households in Beaver Creek.

## 1.1.4 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING

These bar charts show the relationship between annual energy costs per square foot for householders and the age of the dwelling.



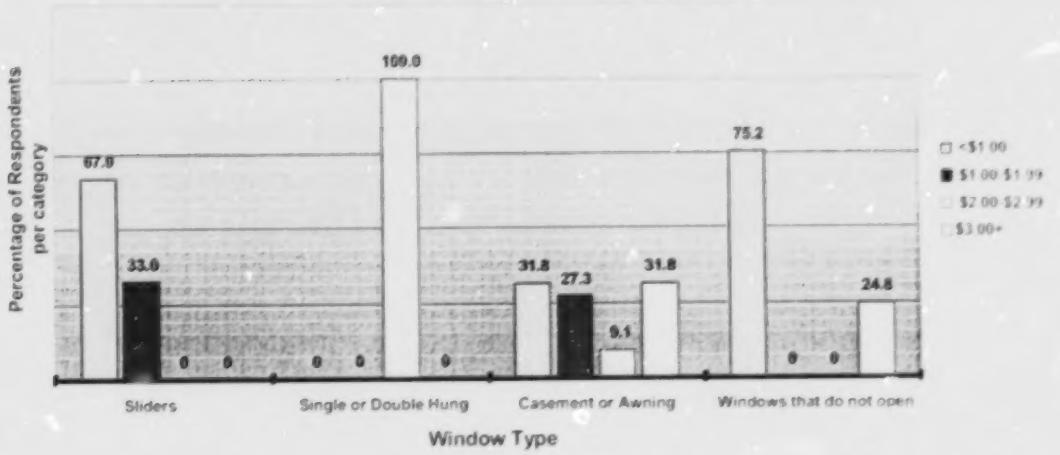

## HIGHLIGHTS

- There is no significant difference between heating costs for newer or older dwellings in Beaver Creek. This may be due to factors such as wall thickness, type of window pane or repairs needed.
- Respondents in the "Don't Know" category represent approximately five households.

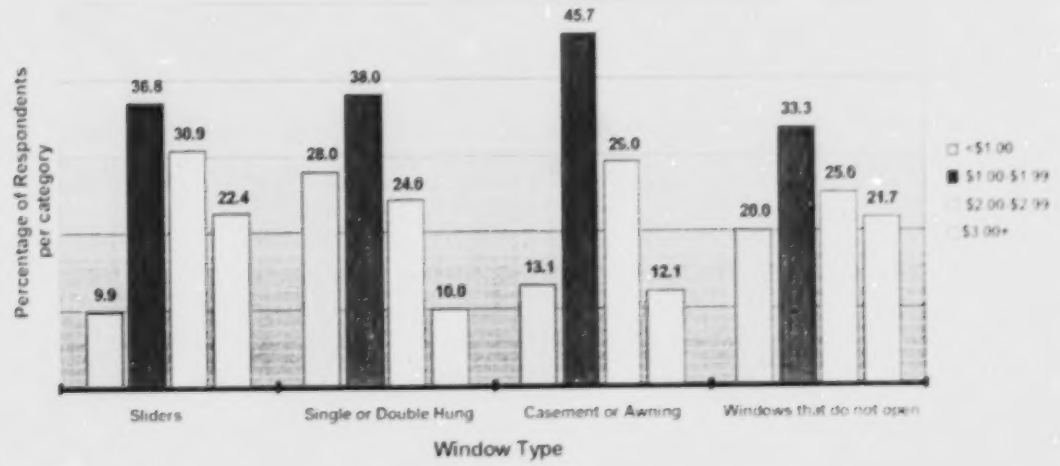
## 1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window type.

**Annual Energy Costs per Square Foot versus Main Window Type - Beaver Creek**




**Annual Energy Costs per Square Foot versus Main Window Type - Yukon Wide**

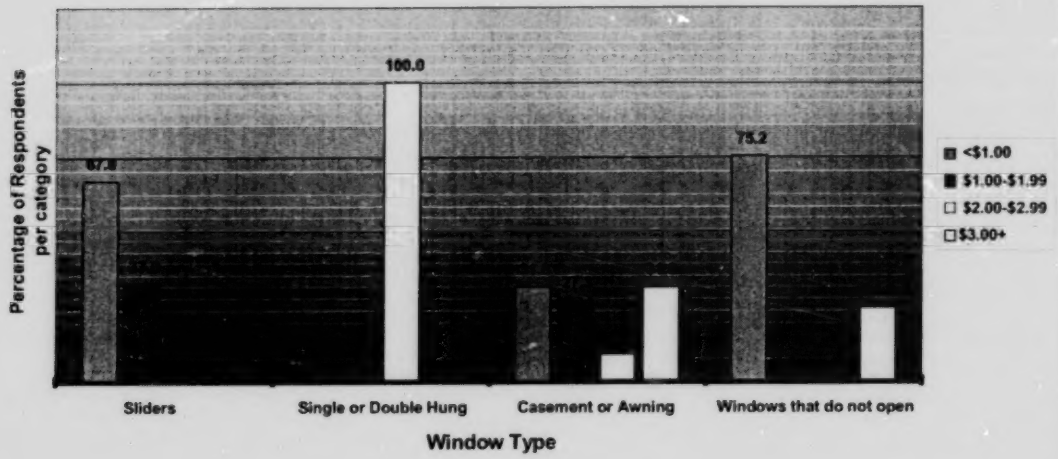



***Definitions:***
***Sliders – windows that slide horizontally.***
***Single Hung – Lower portion of window slides upwards.***
***Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and***
***Casement – a portion of the window swings out horizontally or vertically.***

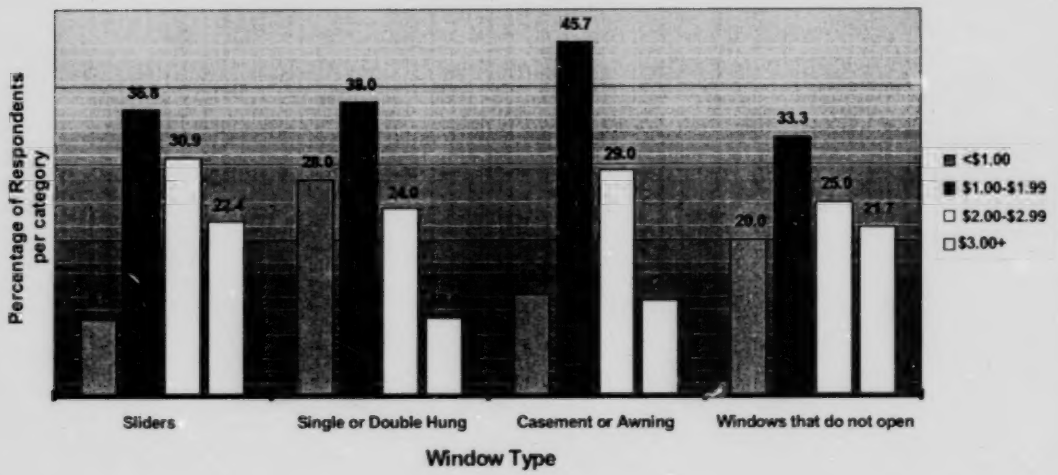
## 1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window type.

**Annual Energy Costs per Square Foot versus Main Window Type - Beaver Creek**




**Annual Energy Costs per Square Foot versus Main Window Type - Yukon Wide**



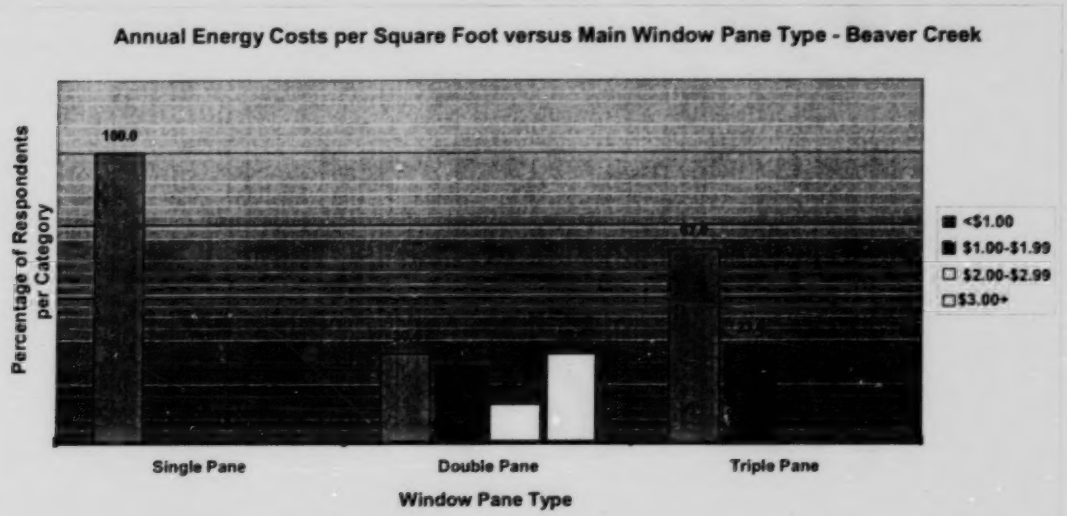

***Definitions:***
***Sliders – windows that slide horizontally,***
***Single Hung – Lower portion of window slides upwards,***
***Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and***
***Casement – a portion of the window swings out horizontally or vertically.***

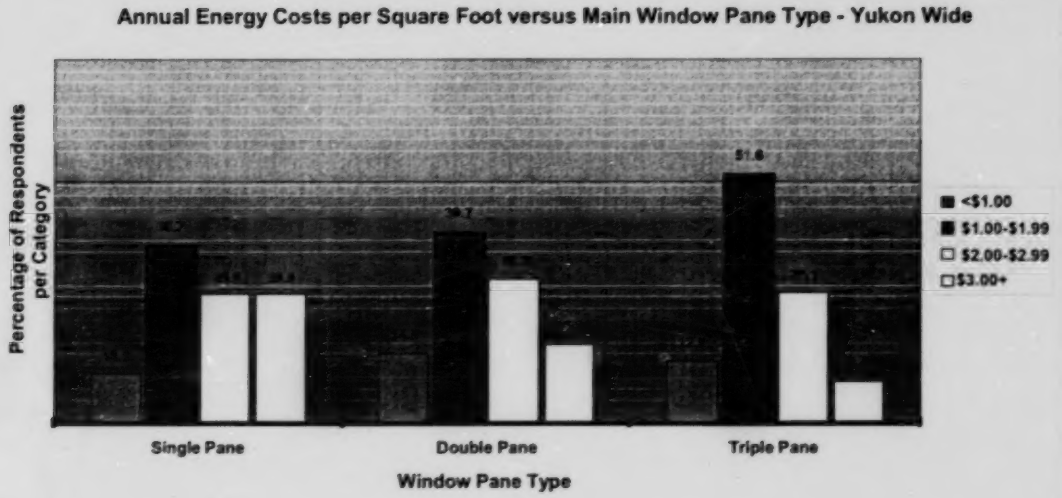
## HIGHLIGHTS

- 75.2 percent of dwellings with windows that do not open have energy costs of less than $1 per square foot.
- 100 percent of dwellings with single or double hung windows have energy costs between $2 and $2.99 per square foot. This represents one household.
- Because of the small numbers of dwellings involved in the study in Beaver Creek, the data is difficult to interpret. Window type is just one of many factors. The amount of insulation, and door types help to determine energy efficiency.

## 1.1.6 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window pane type.



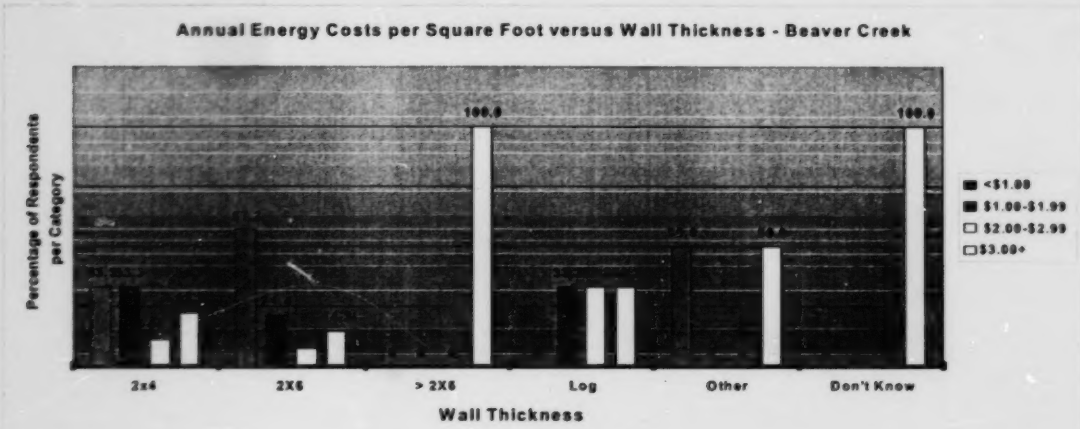



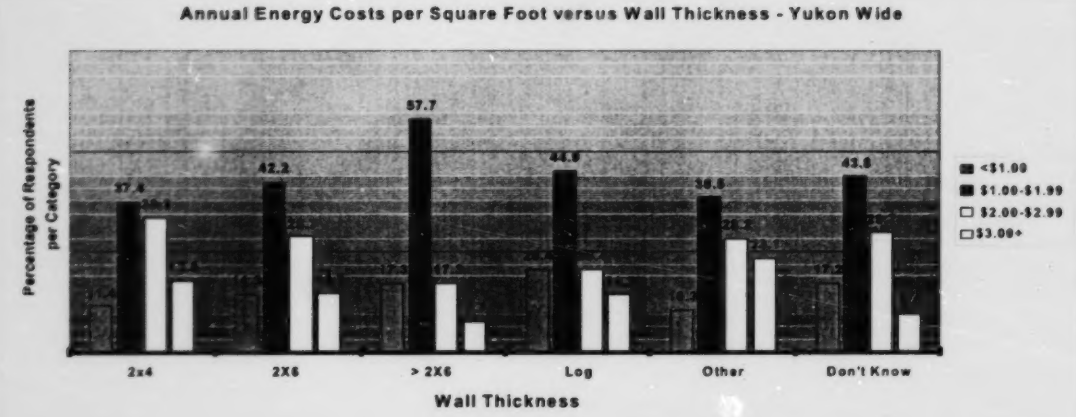

## HIGHLIGHTS

- The single pane data is likely skewed by other factors such as energy efficient doors, greater wall thickness, and other energy saving efforts. It should also be noted that the actual numbers of dwellings in this category are less than three.

## 1.1.7 ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.



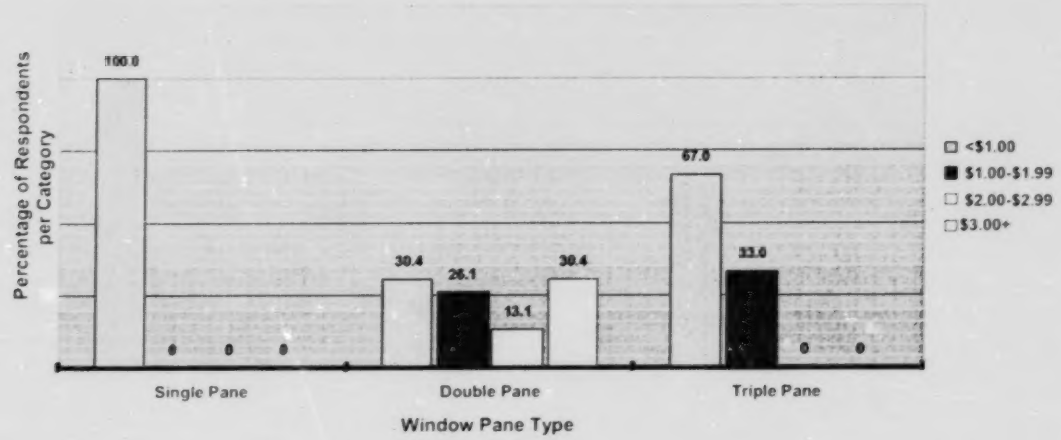

## HIGHLIGHTS

- Generally, increased wall thickness is associated with the prevalence of lower energy costs. This is seen when comparing 2X4 walls with 2X6 walls in Beaver Creek dwellings. 79 percent of dwellings with 2X6 walls in Beaver Creek have heating costs lower than $2 per square foot.
- Increasing wall thickness from 2X6 to ">2X6" significantly lowers energy costs Yukon wide. The Beaver Creek data is not consistent with the Yukon. However, it should be noted that while 100 percent of dwellings with wall thickness ">2X6" had cost greater than $3 per square foot that in actual numbers this represented one household.
- The "Other" category includes wall construction that does not fit into any other category, for example, 2X3 walls.
- The "Don't Know" category represents one household.

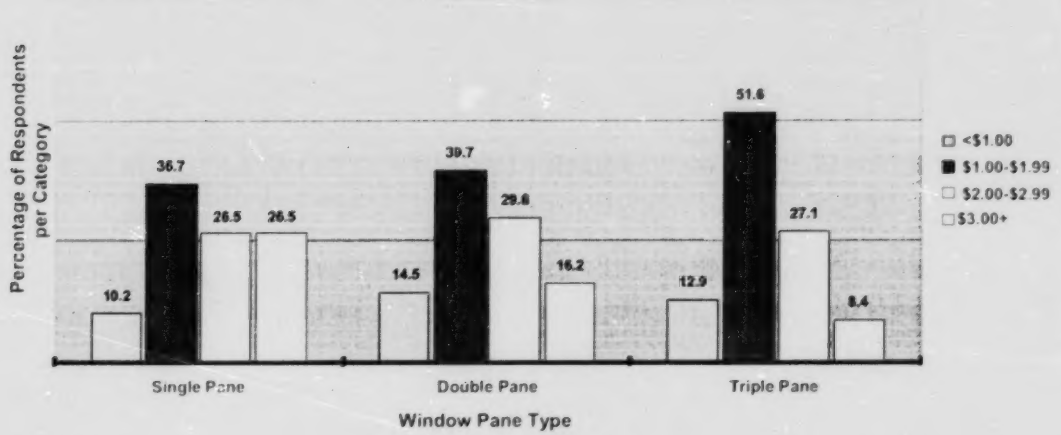
## 1.1.6 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window pane type.

**Annual Energy Costs per Square Foot versus Main Window Pane Type - Beaver Creek**




**Annual Energy Costs per Square Foot versus Main Window Pane Type - Yukon Wide**




## HIGHLIGHTS

- The single pane data is likely skewed by other factors such as energy efficient doors, greater wall thickness, and other energy saving efforts. It should also be noted that the actual numbers of dwellings in this category are less than three.

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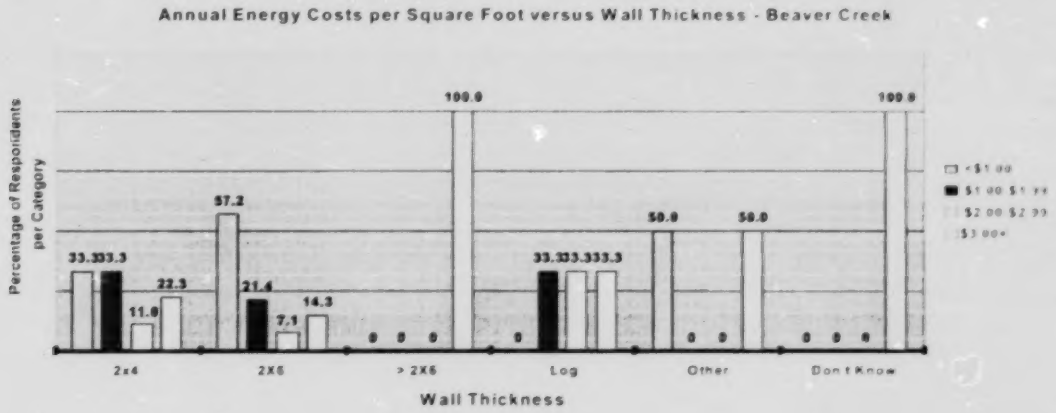
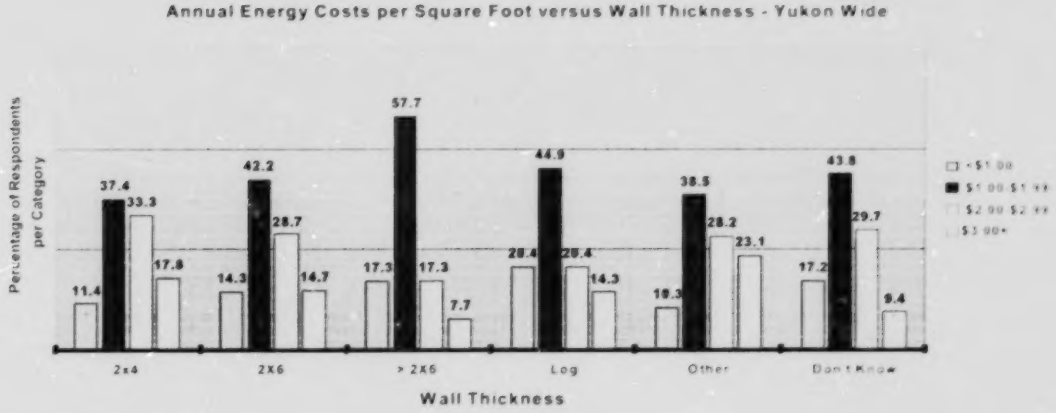
These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.




## HIGHLIGHTS

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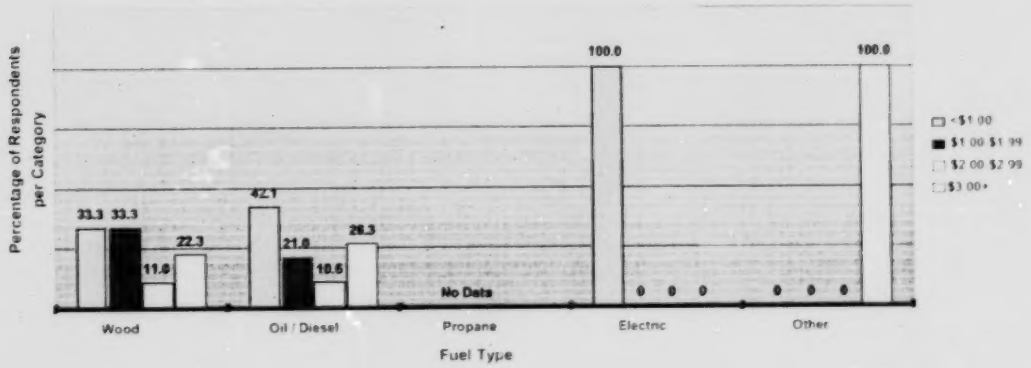
- Increasing wall thickness from 2X6 to ">2X6" significantly lowers energy costs Yukon wide. The Beaver Creek data is not consistent with the Yukon. However, it should be noted that while 100 percent of dwellings with wall thickness ">2X6" had cost greater than $3 per square foot that in actual numbers this represented one household.
- The "Other" category includes wall construction that does not fit into any other category, for example, 2X3 walls.
- The "Don't Know" category represents one household.

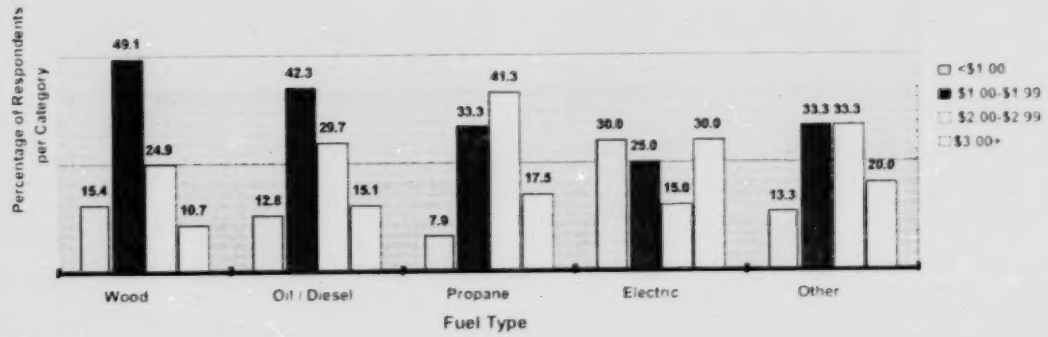
## 1.1.8 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating fuel.

Annual Energy Costs per Square Foot versus Main Heating Fuel - Beaver Creek




Annual Energy Costs per Square Foot versus Main Heating Fuel - Yukon Wide




## HIGHLIGHTS

- Generally, Beaver Creek results are similar to Yukon wide results.
- 23 percent of wood heated dwellings have heating costs greater than $3 per square foot.
- 26 percent of oil/diesel heated dwellings have heating costs greater than $3 per square foot.
- 16 percent of propane heated dwellings have heating costs greater than $3 per square foot.
- Electric heated dwellings are not the same as Yukon wide. In Beaver Creek, 100 percent of electrically heated dwellings have heating costs less than $1 per square foot. This represents one household.

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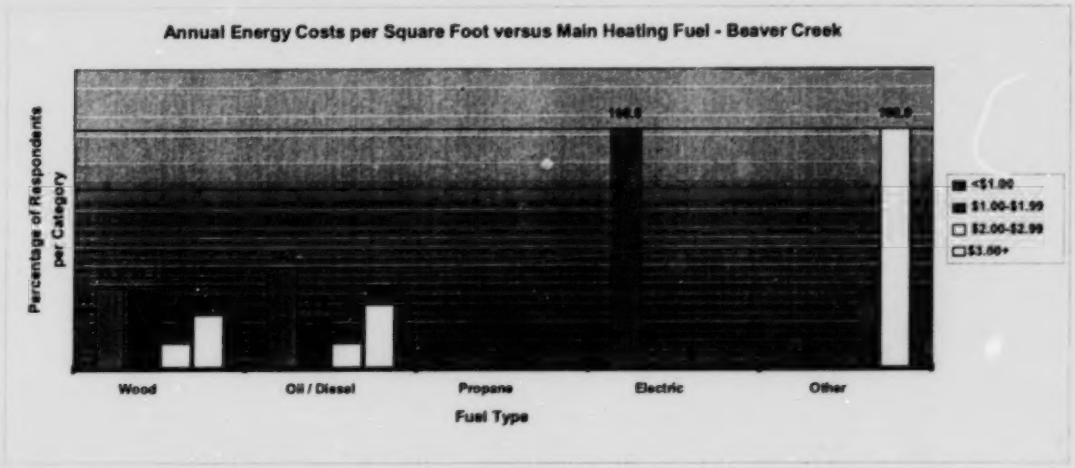
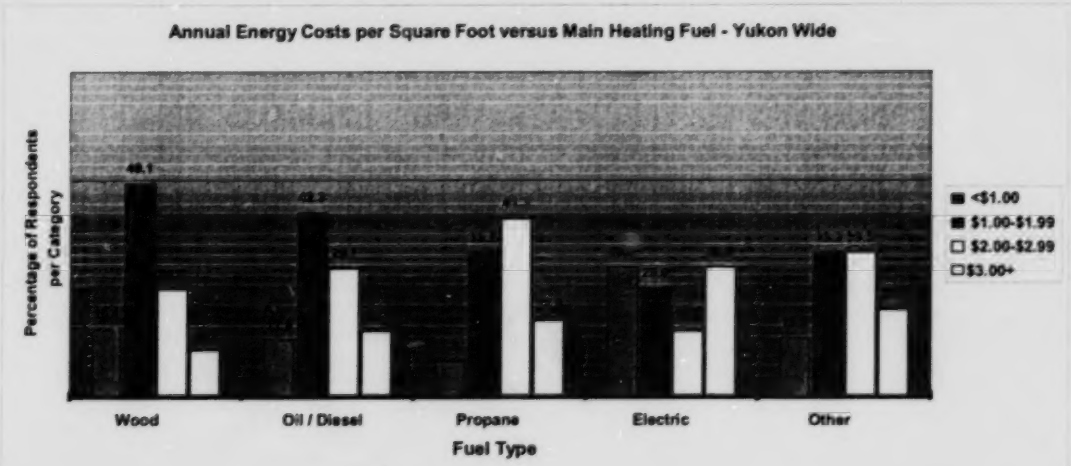
These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating fuel.




## HIGHLIGHTS

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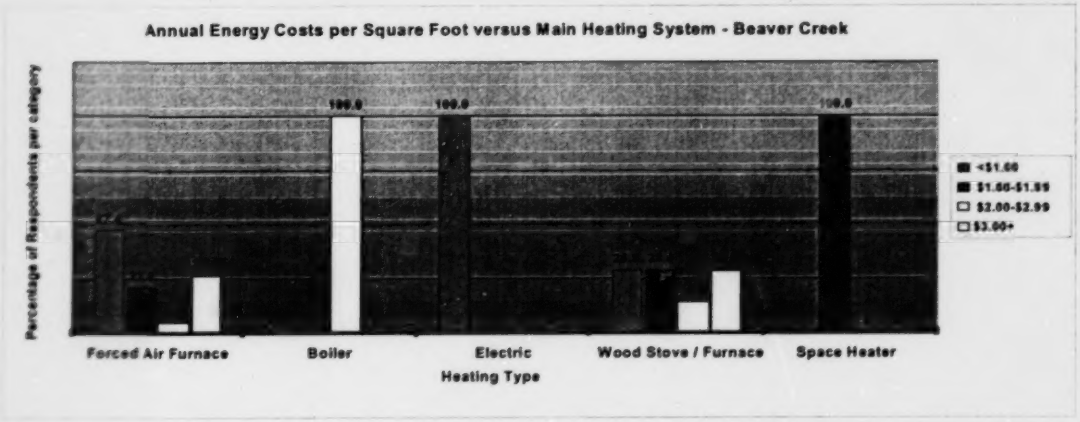
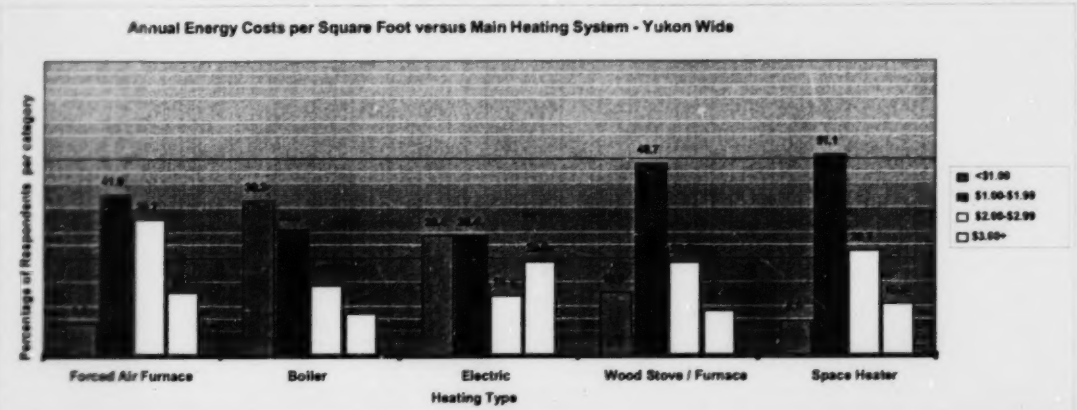
- 16 percent of propane heated dwellings have heating costs greater than $3 per square foot.
- Electric heated dwellings are not the same as Yukon wide. In Beaver Creek, 100 percent of electrically heated dwellings have heating costs less than $1 per square foot. This represents one household.

- The "Other" category includes heating fuel that does not fit into any other category, for example, kerosene. "Other" also represents the use of more than one type of fuel in the dwelling. For example, the main fuel source may be oil, the second source may be wood. In this example, wood is included in the "other" category. It should be noted that this category accounts for one household.
- It is very important to remember that factors other than the type of heating fuel have an impact on heating efficiency and costs. Refer to Yukon wide results for more "typical" results.

## 1.1.9 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating system.



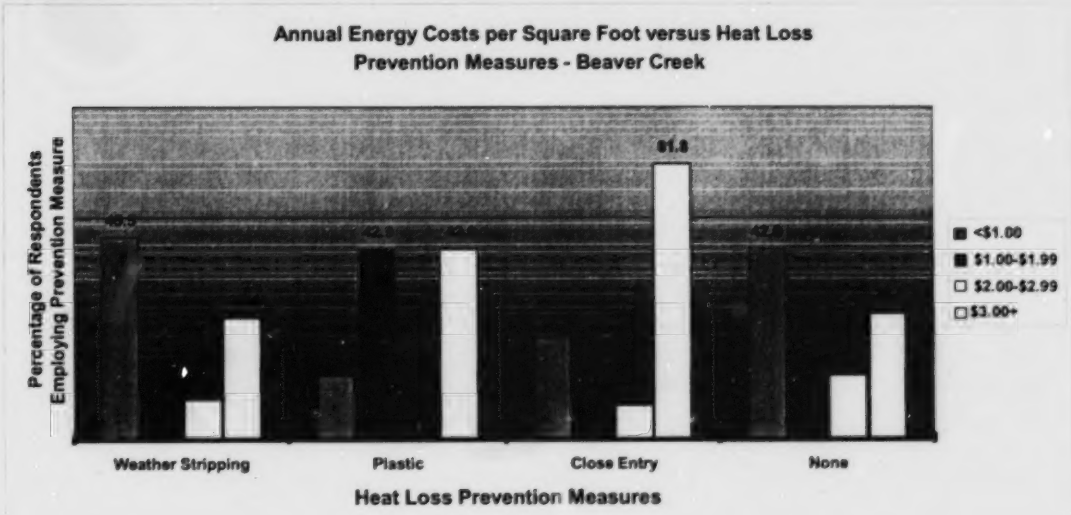



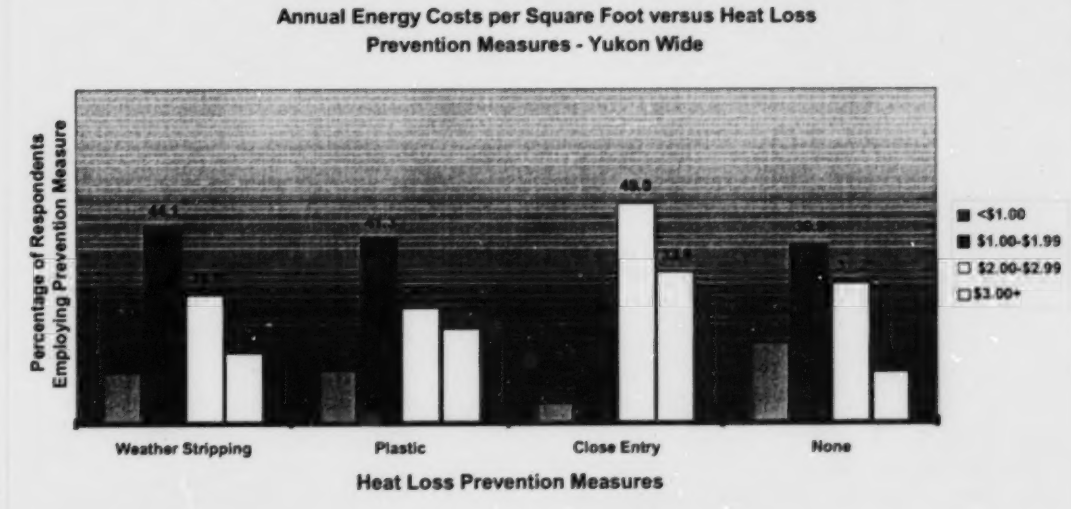

## HIGHLIGHTS

- Of the dwellings whose main heating system is a woodstove/furnace, 29 percent have heating costs greater than $3 per square foot, and 55 percent have heating costs less than $2 per square foot.
- Of the dwellings whose main heating system is a forced air furnace, 26 percent have heating costs greater than $3 per square foot and 68 percent have heating costs less than $2 per square foot.
- Of the dwellings whose main heating system is electricity, 100 percent have heating costs less than $1 per square foot. This represents one household.
- Of the dwellings whose main heating system is a boiler, 100 percent have heating costs between $2 to $2.99 per square foot. This represents one household.
- Of the dwellings whose main heating system is a space heater, 100 percent have heating costs between $1 to $1.99 per square foot. This represents one household.

## 1.1.10 ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES

These bar charts show the relationship between annual energy costs per square foot for householders and measures taken to reduce heat loss.



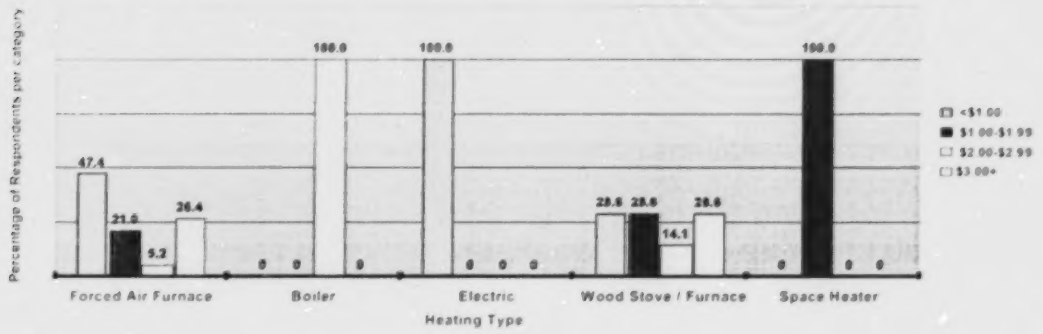

## HIGHLIGHTS

- Of households that close an entry as a heat loss prevention method, 69 percent have heating costs over $2 per square foot. 23 percent of these households heat their homes for less than $1 per square foot.
- Of households that use no heat loss prevention methods, 57 percent have heating costs lower than $2 per square foot. 29 percent of these households pay more than $3 per square foot for heating.

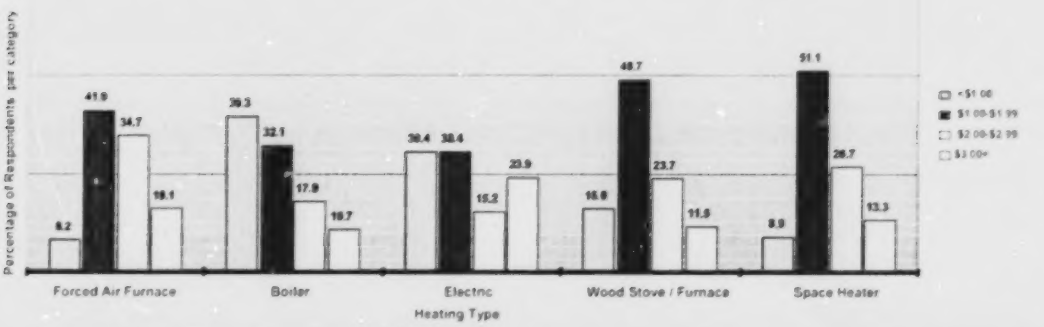
## 1.1.9 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating system.

Annual Energy Costs per Square Foot versus Main Heating System - Beaver Creek




Annual Energy Costs per Square Foot versus Main Heating System - Yukon Wide



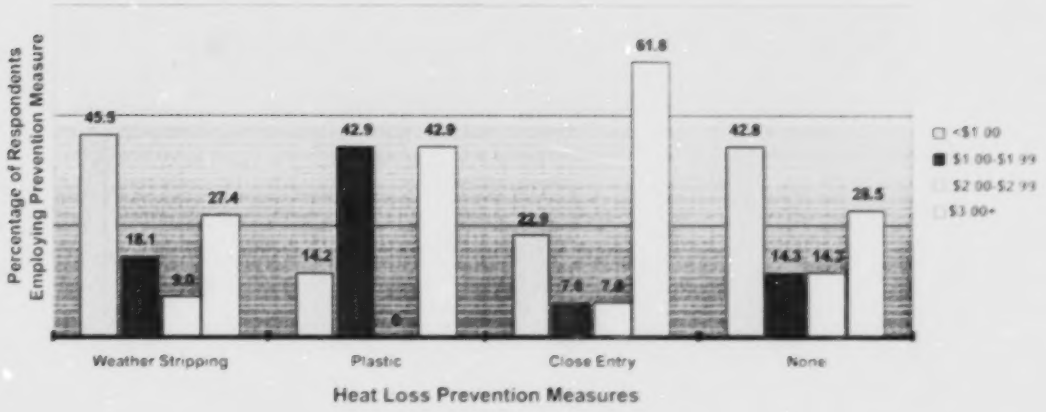

## HIGHLIGHTS

- Of the dwellings whose main heating system is a woodstove/furnace, 29 percent have heating costs greater than $3 per square foot, and 55 percent have heating costs less than $2 per square foot.
- Of the dwellings whose main heating system is a forced air furnace, 26 percent have heating costs greater than $3 per square foot and 68 percent have heating costs less than $2 per square foot.
- Of the dwellings whose main heating system is electricity, 100 percent have heating costs less than $1 per square foot. This represents one household.
- Of the dwellings whose main heating system is a boiler, 100 percent have heating costs between $2 to $2.99 per square foot. This represents one household.
- Of the dwellings whose main heating system is a space heater, 100 percent have heating costs between $1 to $1.99 per square foot. This represents one household.

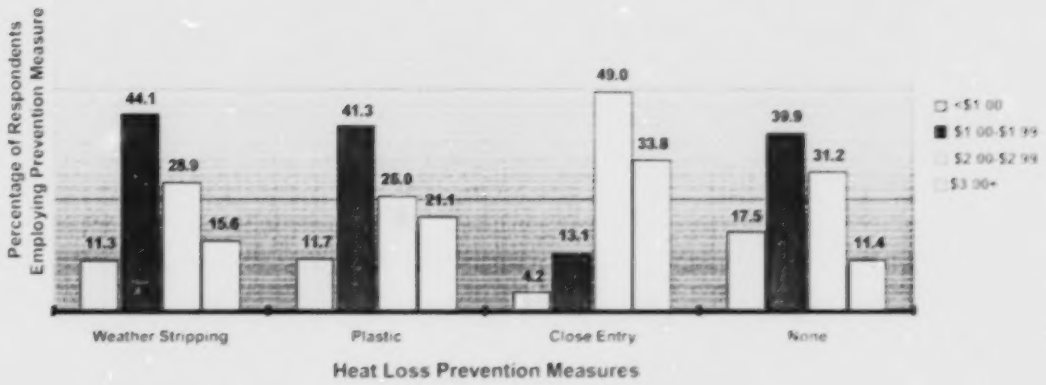
## 1.1.10 ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES

These bar charts show the relationship between annual energy costs per square foot for householders and measures taken to reduce heat loss.

Annual Energy Costs per Square Foot versus Heat Loss Prevention Measures - Beaver Creek




Annual Energy Costs per Square Foot versus Heat Loss Prevention Measures - Yukon Wide



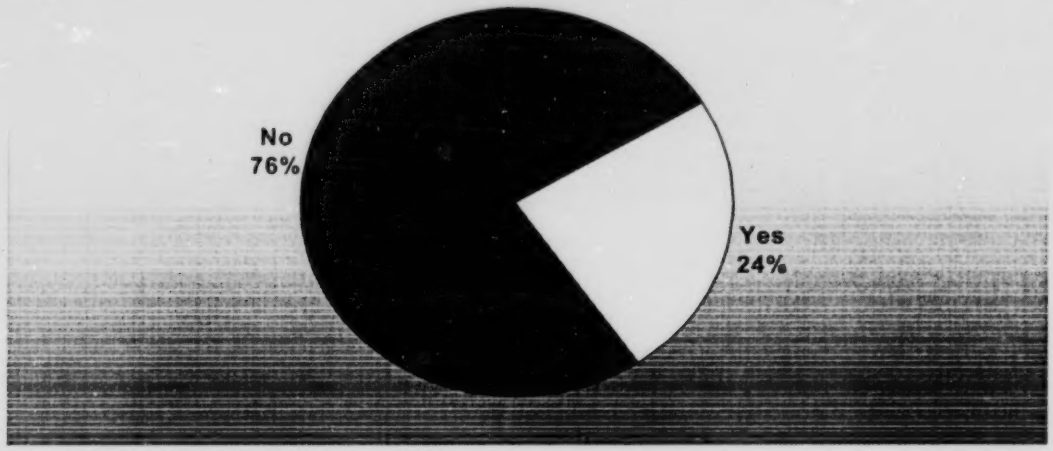

## HIGHLIGHTS

- Of households that close an entry as a heat loss prevention method, 69 percent have heating costs over $2 per square foot. 23 percent of these households heat their homes for less than $1 per square foot.
- Of households that use no heat loss prevention methods, 57 percent have heating costs lower than $2 per square foot. 29 percent of these households pay more than $3 per square foot for heating.

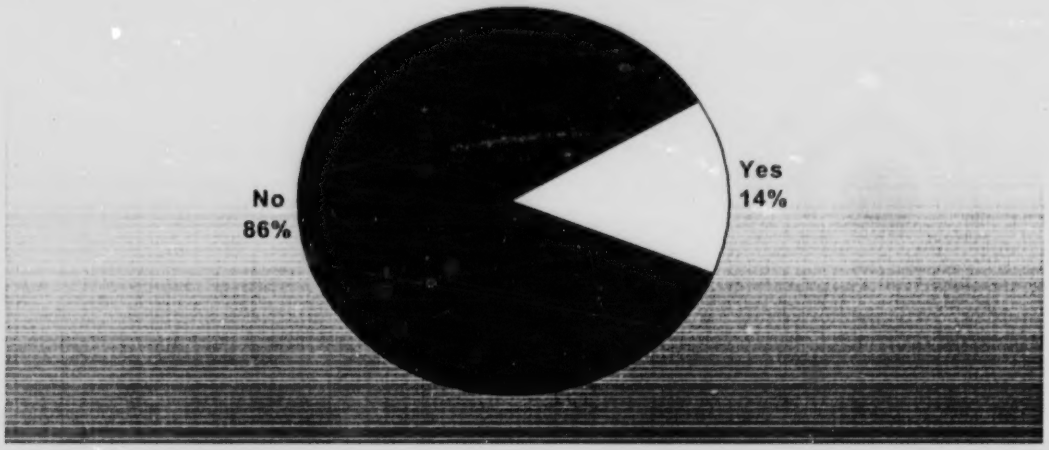
## 1.1.11 PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED

These pie charts show the percentage of dwellings requiring energy related repairs.

**Energy Related Repair Need**
**Heating, Insulation, Doors, Windows - Beaver Creek**




**Energy Related Repair Need**
**Heating, Insulation, Doors, Windows - Yukon Wide**

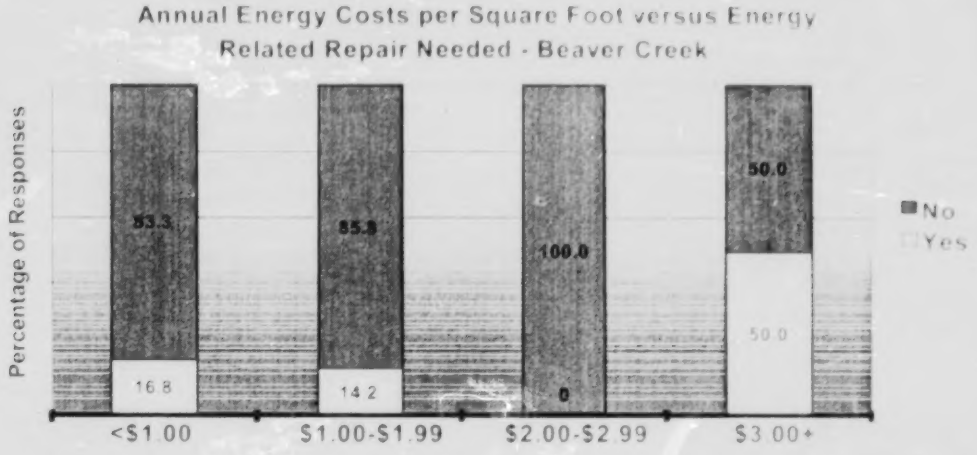


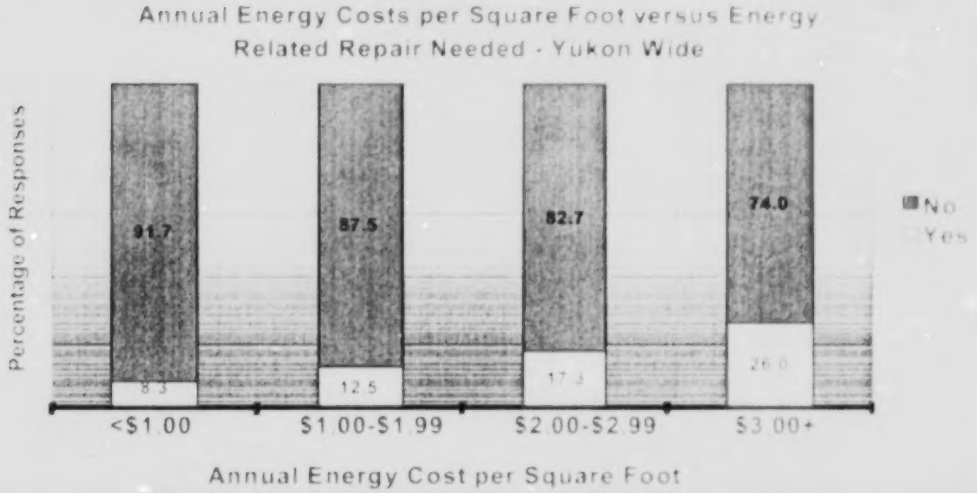

### HIGHLIGHTS

- Beaver Creek results show more need, 24 percent of Beaver Creek dwellings versus 14 percent of all Yukon dwellings, for energy related repairs than the average Yukon household.

## 1.1.12 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED

These bar charts show the relationship between annual energy costs per square foot for householders and energy related repair needs.



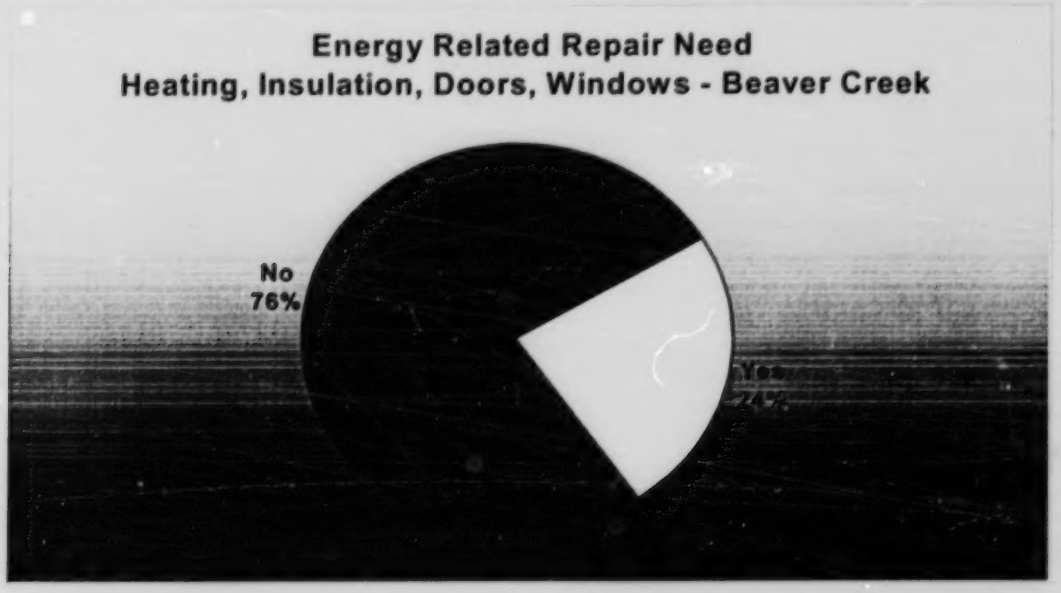



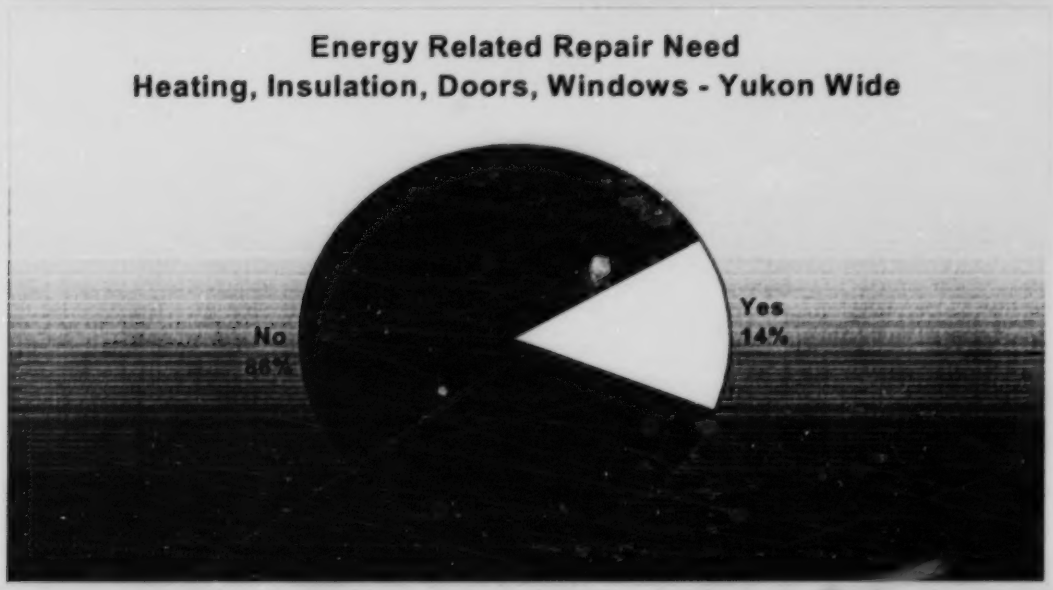

## HIGHLIGHTS

- Generally, higher energy costs correlate with a higher perceived need for energy related repairs.
- 100 percent of dwellings with energy costs between $2 to $2.99 have an energy repair need. This represents approximately four households.
- The most notable data in Beaver Creek: 50 percent of households with heating costs greater than $3 per square foot have an energy related repair need.

## 1.1.11 PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED

These pie charts show the percentage of dwellings requiring energy related repairs.



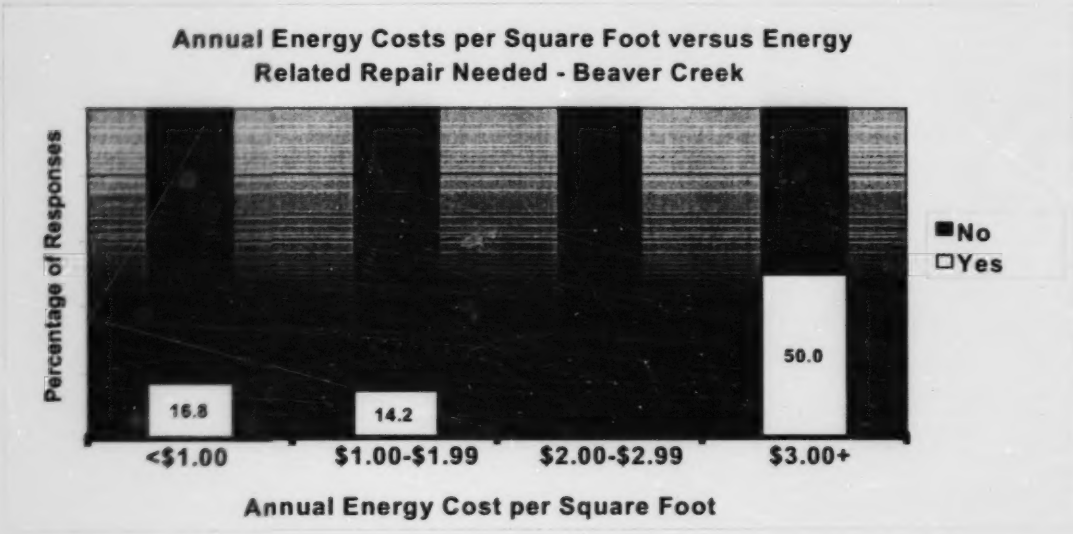



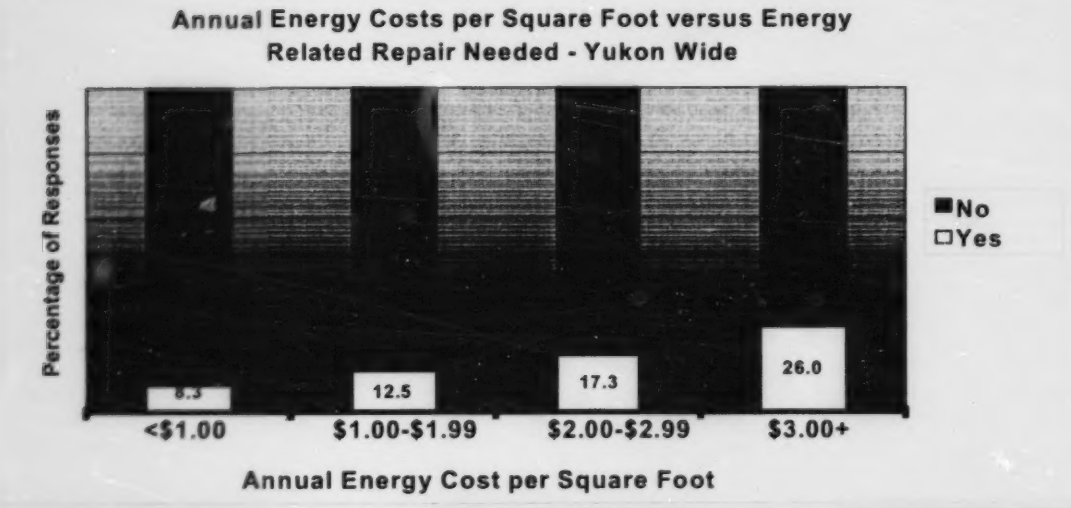

### HIGHLIGHTS

- Beaver Creek results show more need, 24 percent of Beaver Creek dwellings versus 14 percent of all Yukon dwellings, for energy related repairs than the average Yukon household.

## 1.1.12 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED

These bar charts show the relationship between annual energy costs per square foot for householders and energy related repair needs.




## HIGHLIGHTS

- Generally, higher energy costs correlate with a higher perceived need for energy related repairs.
- 100 percent of dwellings with energy costs between $2 to $2.99 have no related repair need. This represents approximately four households.
- The most notable data in Beaver Creek: 50 percent of households with heating costs greater than $3 per square foot have an energy related repair need.

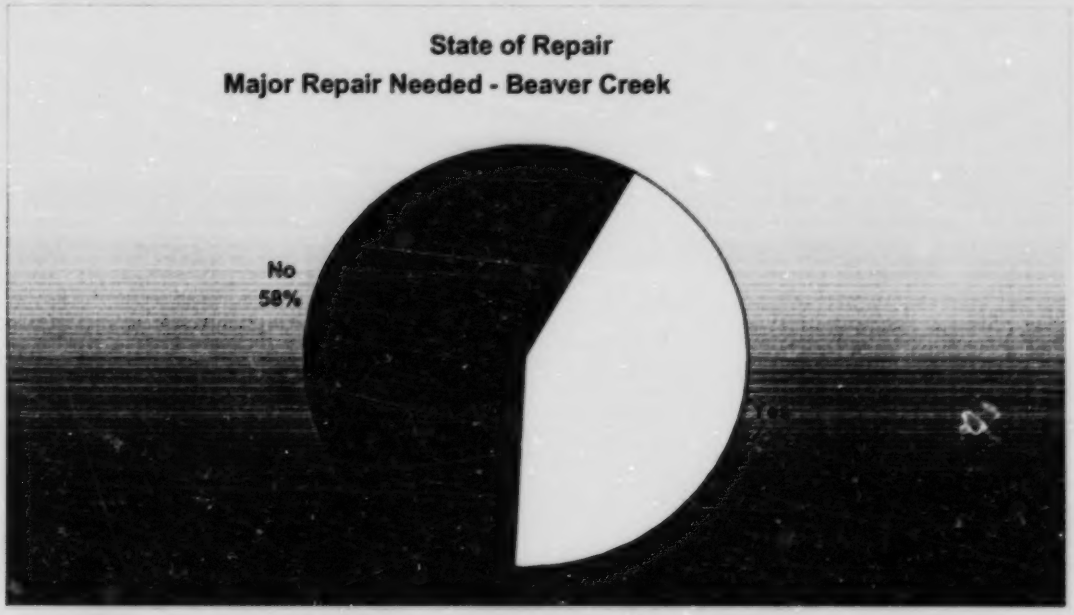
## 1.2 STATE OF REPAIR

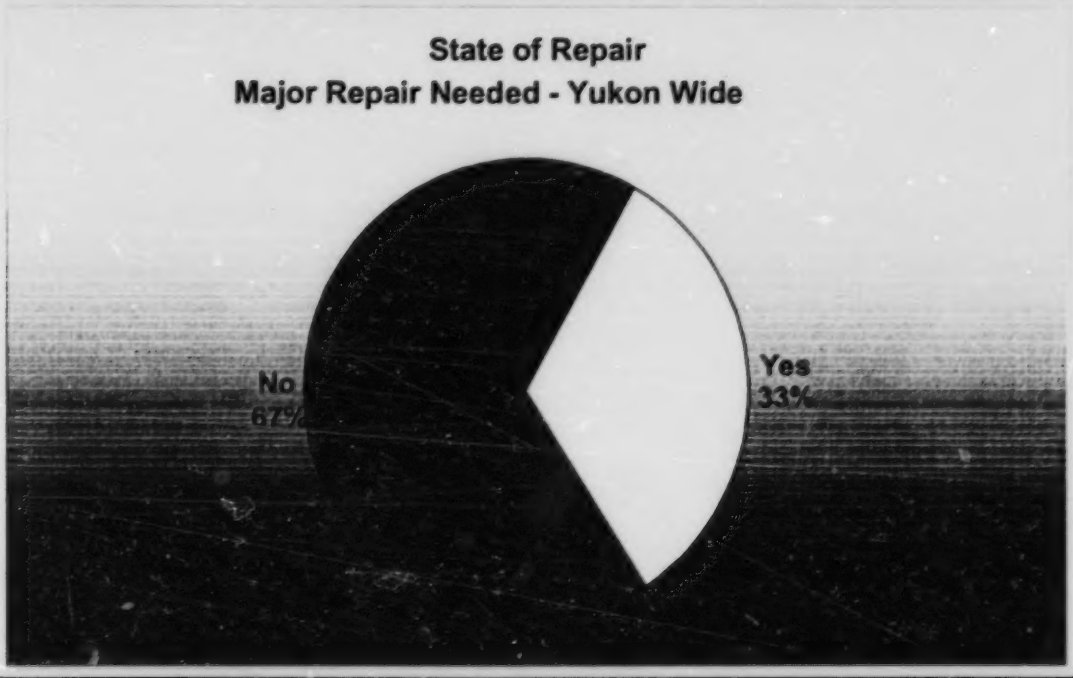
The next seven sub-themes show various indicators related to the state of repair of dwellings in Beaver Creek and the Yukon:

- ⇒ **MAJOR REPAIRS NEEDED,**
- ⇒ **MAJOR REPAIRS NEEDED VERSUS HOUSEHOLD INCOME,**
- ⇒ **TYPES OF MAJOR REPAIRS NEEDED,**
- ⇒ **PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIRS,**
- ⇒ **ESTIMATED COST OF PLANNED MAJOR REPAIRS,**
- ⇒ **PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIRS,**
- ⇒ **TYPES OF MINOR REPAIRS NEEDED.**

## 1.2.1 MAJOR REPAIR NEEDED

These pie charts show the percentage of dwellings that require major repairs both in Beaver Creek and the Yukon.




### HIGHLIGHTS

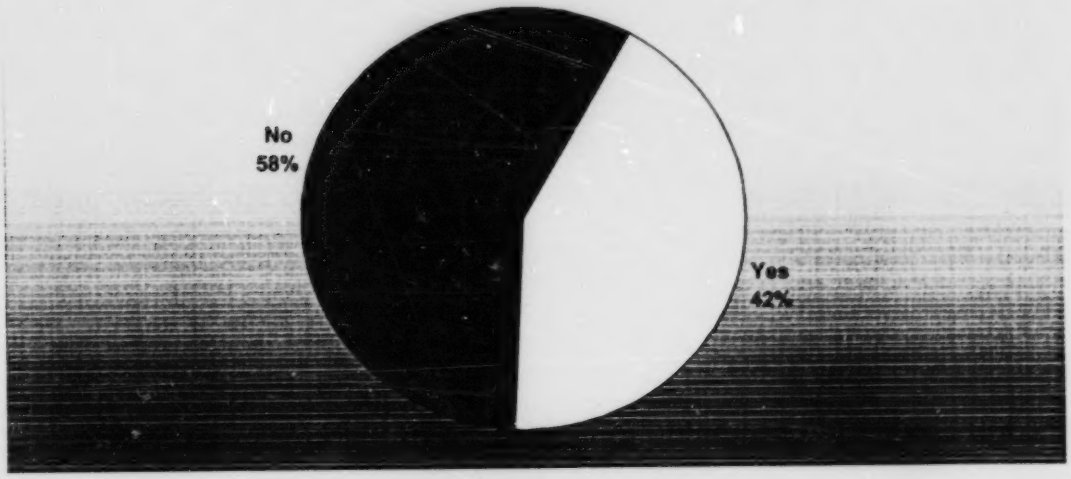
- 42 percent of all dwellings in Beaver Creek require major repairs. 33 percent of dwellings in the Yukon require major repairs.

## 1.2.1 MAJOR REPAIR NEEDED

These pie charts show the percentage of dwellings that require major repairs both in Beaver Creek and the Yukon.

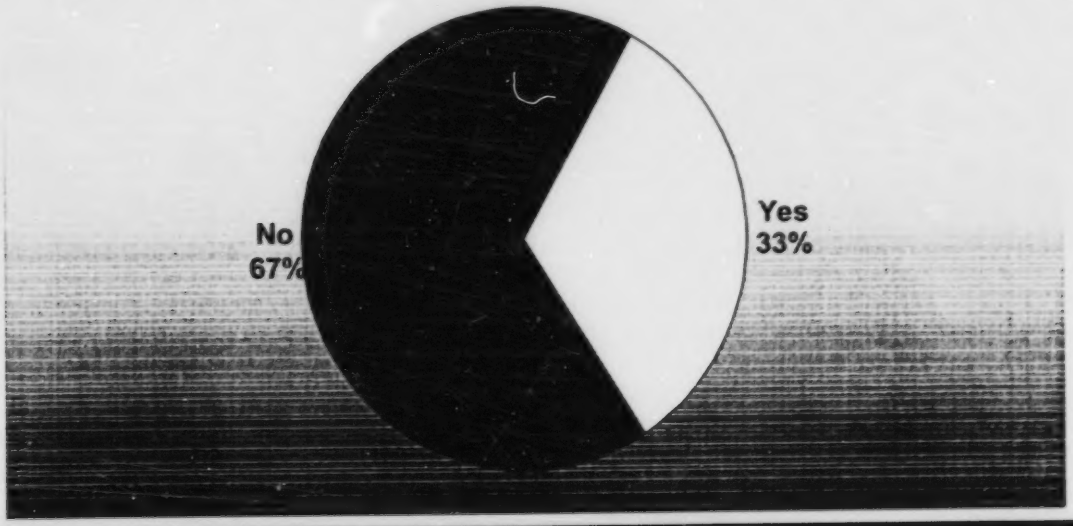
**State of Repair**

**Major Repair Needed - Beaver Creek**




**State of Repair**

**Major Repair Needed - Yukon Wide**




**HIGHLIGHTS**

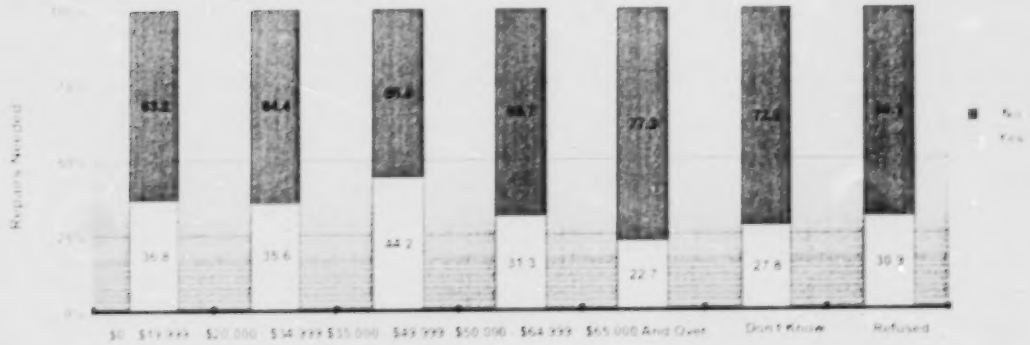
- 42 percent of all dwellings in Beaver Creek require major repairs. 33 percent of dwellings in the Yukon require major repairs.

## 1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.

Major Repairs Needed versus Household Income - Beaver Creek

Major Repairs Needed versus Household Income - Yukon Wide



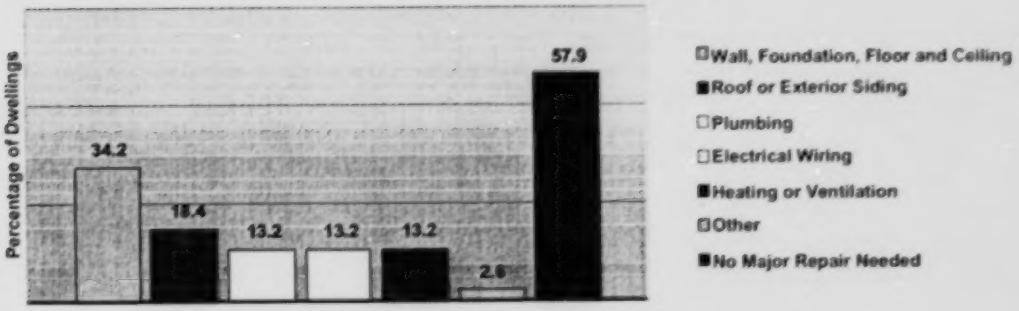

## HIGHLIGHTS

- Both Beaver Creek and Yukon wide results show that increasing household income is generally correlated with decreased need for major repairs.
- In Beaver Creek, households with incomes of $20,000 to $34,000 show the greatest need for major repairs.

## 1.2.3 TYPE OF MAJOR REPAIR NEEDED

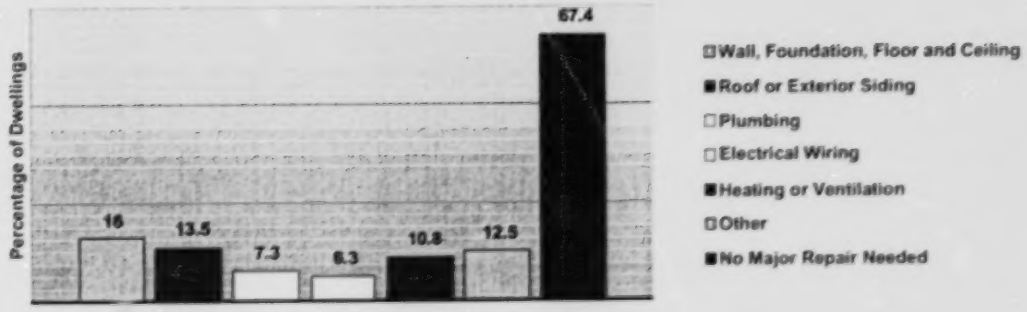
The types of repairs needed are shown below. Respondents may have provided more than one response.

**Major Repair - Beaver Creek**




**Type of Major Repair Needed**

**Major Repair - Yukon Wide**



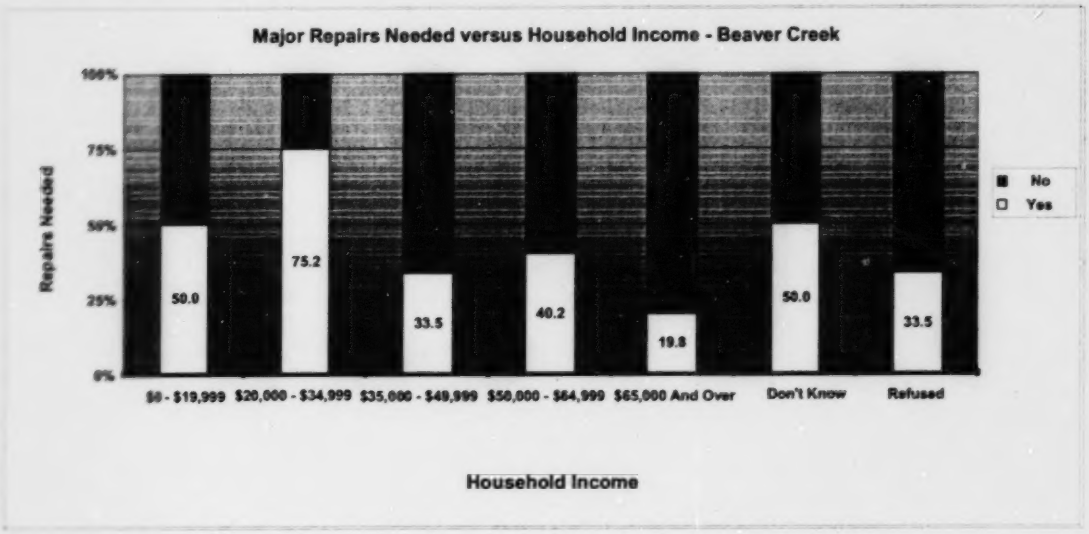

**Type of Major Repair Needed**

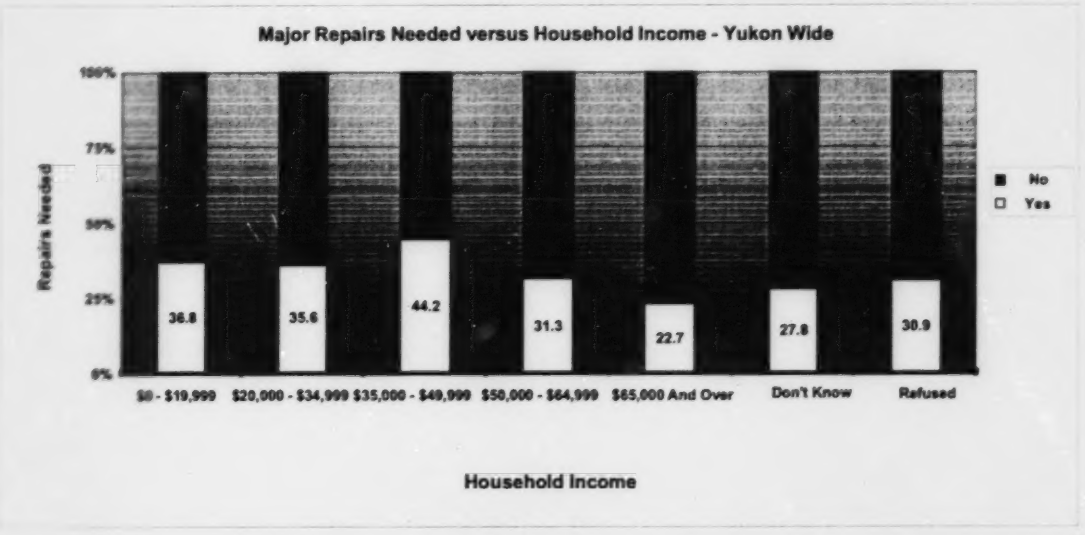
## HIGHLIGHTS

- A greater percentage of Beaver Creek dwellings require major repairs when compared to all Yukon dwellings.
- "Other" refers to major repairs not included in another category.
- Apart from the "other" category, those dwellings that do require major repairs appear to require a greater variety of major repairs than their counterparts in the Yukon as a whole.

## 1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.



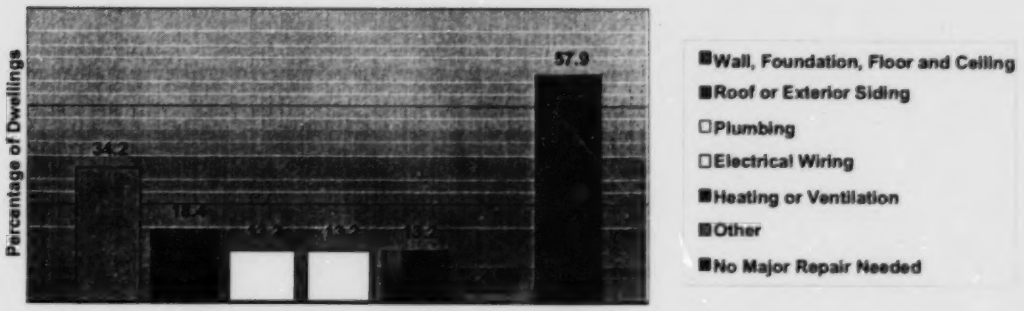

## HIGHLIGHTS

- Both Beaver Creek and Yukon wide results show that increasing household income is generally correlated with decreased need for major repairs.
- In Beaver Creek, households with incomes of $20,000 to $34,000 show the greatest need for major repairs.

## 1.2.3 TYPE OF MAJOR REPAIR NEEDED

The types of repairs needed are shown below. Respondents may have provided more than one response.

**Major Repair - Beaver Creek**




**Type of Major Repair Needed**

**Major Repair - Yukon Wide**

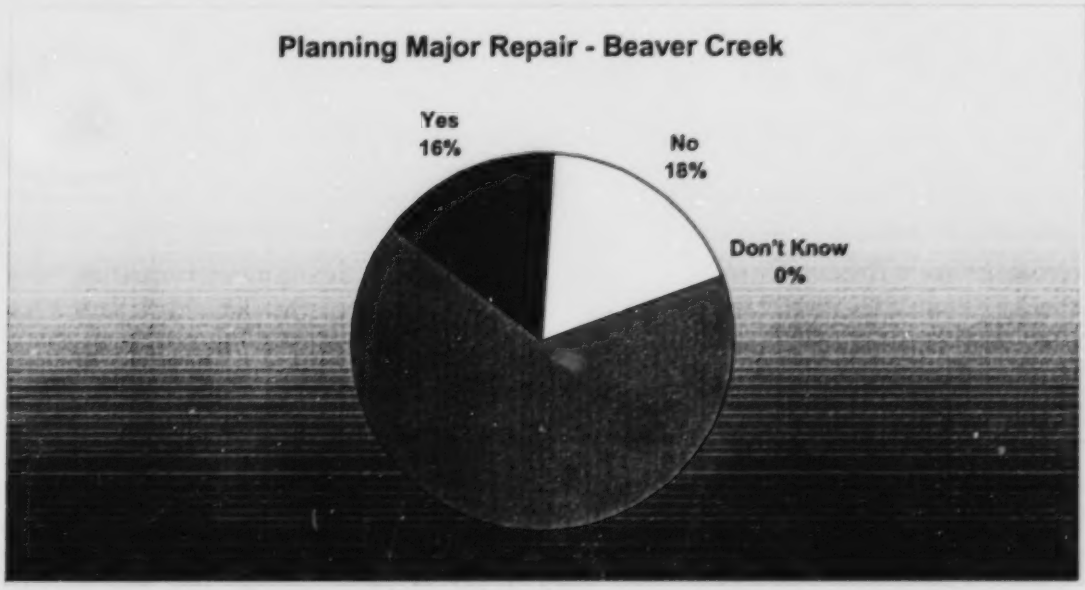
**Type of Major Repair Needed**

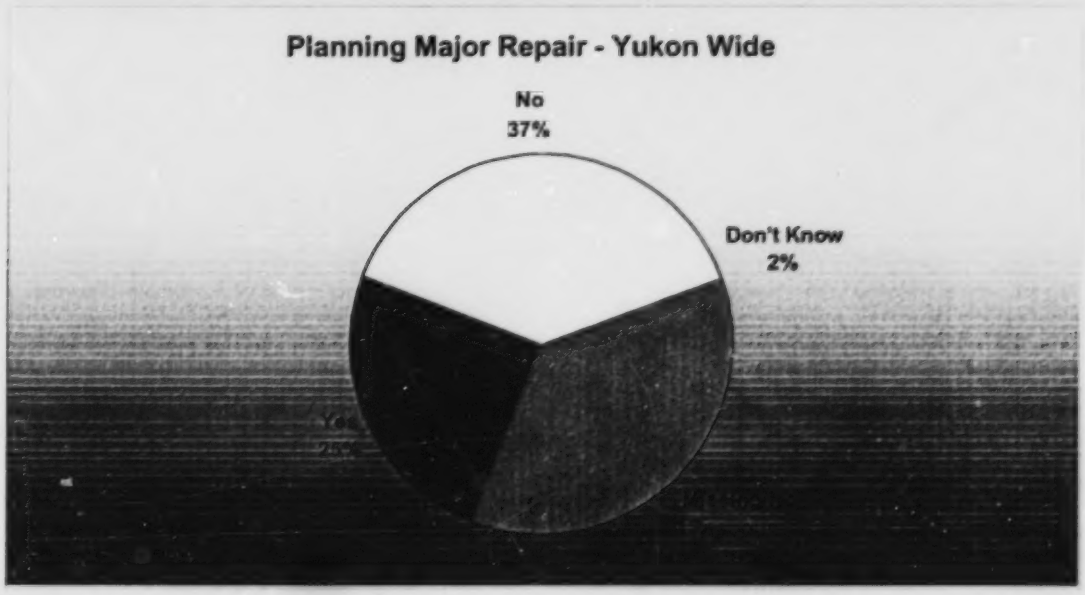
## HIGHLIGHTS

- A greater percentage of Beaver Creek dwellings require major repairs when compared to all Yukon dwellings.
- "Other" refers to major repairs not included in another category.
- Apart from the "other" category, those dwellings that do require major repairs appear to require a greater variety of major repairs than their counterparts in the Yukon as a whole.

## 1.2.4 PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR

These pie charts show the percentage of households planning major repairs.



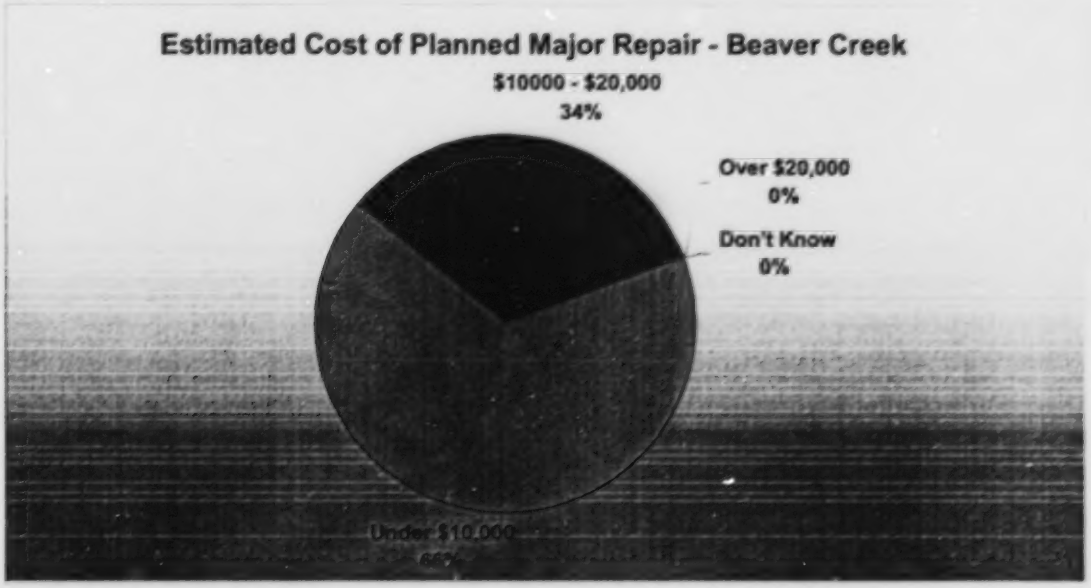



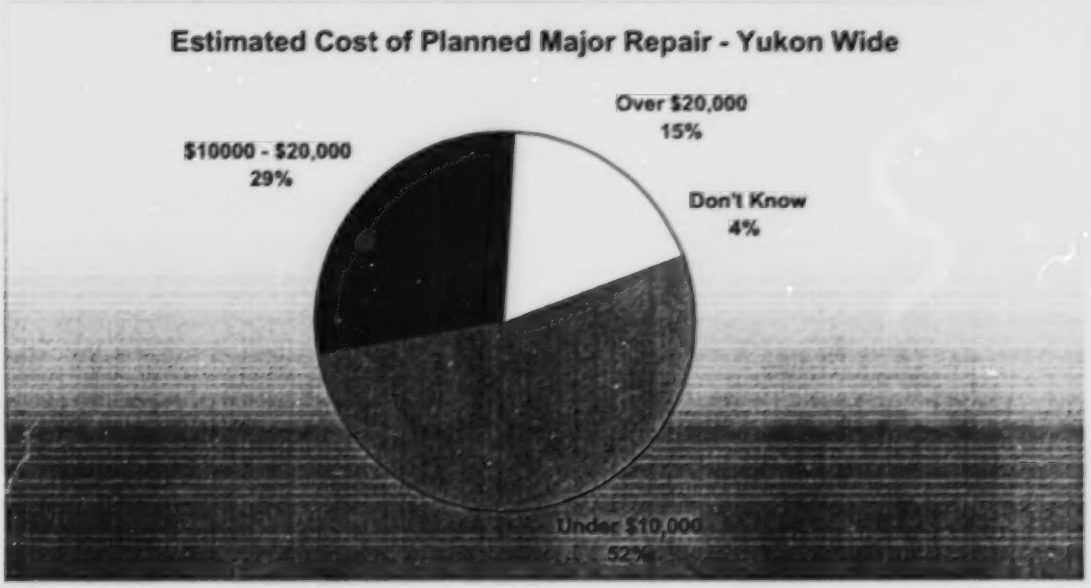

### HIGHLIGHTS

- Despite the fact that repair needs are greater in Beaver Creek, than in the territory as a whole, only 16 percent of all owner households are planning to do major repairs as compared to 25 percent in the Yukon as a whole.

## 1.2.5 ESTIMATED COST OF PLANNED MAJOR REPAIR

The following pie charts summarize the estimated costs of major repairs planned by owner households who plan to make major repairs to their homes in the next two years:



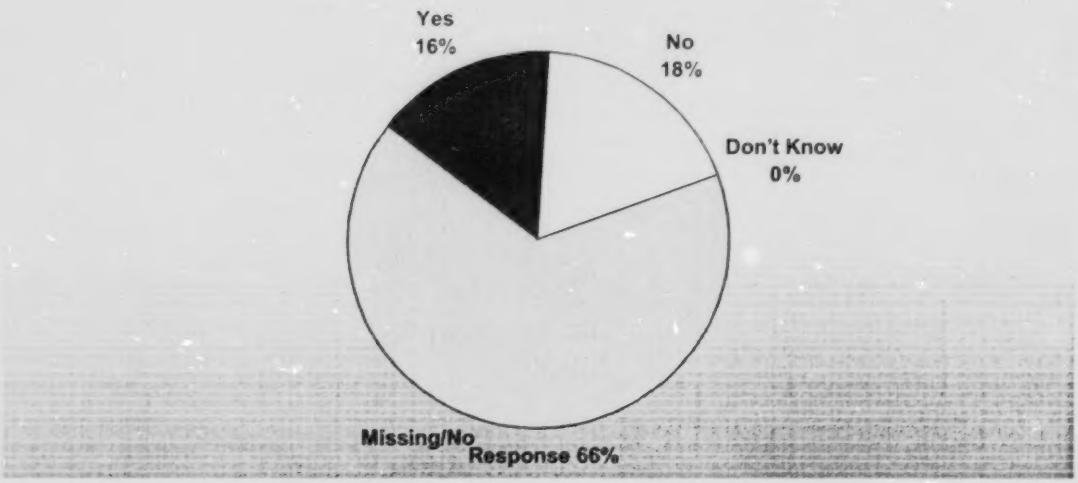

## HIGHLIGHTS

- 100 percent of Beaver Creek owner households planning to do major repairs indicated their major repairs would cost less than $20,000.

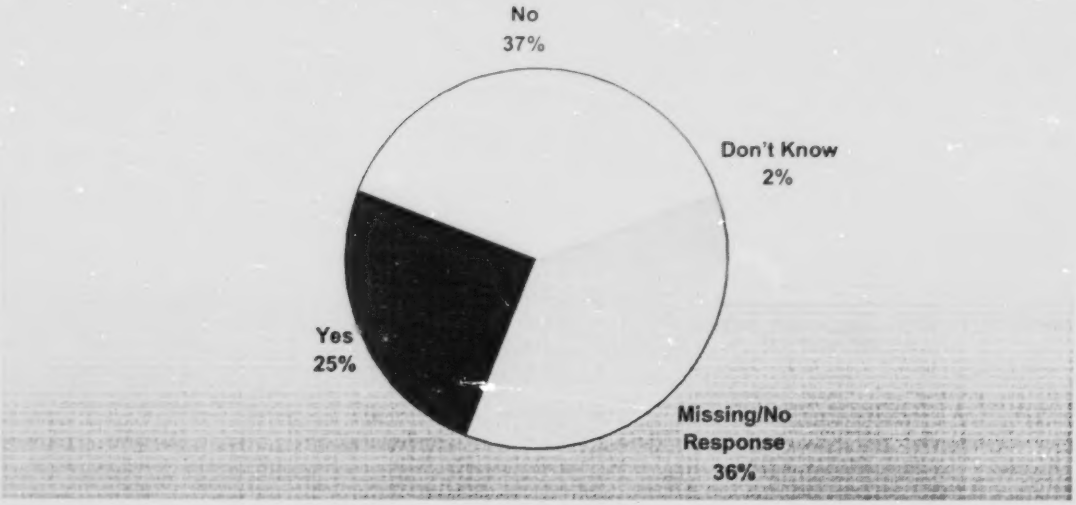
## 1.2.4 PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR

These pie charts show the percentage of households planning major repairs.

### Planning Major Repair - Beaver Creek




### Planning Major Repair - Yukon Wide



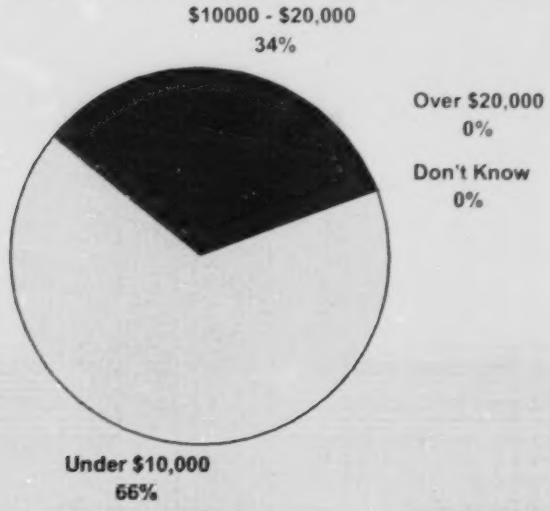

## HIGHLIGHTS

- Despite the fact that repair needs are greater in Beaver Creek, than in the territory as a whole, only 16 percent of all owner households are planning to do major repairs as compared to 25 percent in the Yukon as a whole.

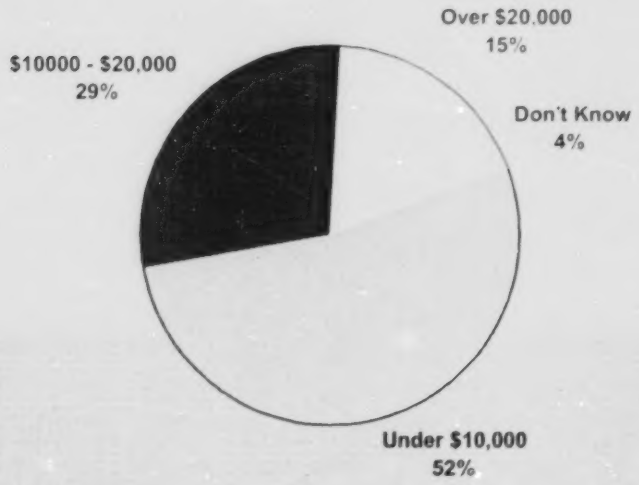
## 1.2.5 ESTIMATED COST OF PLANNED MAJOR REPAIR

The following pie charts summarize the estimated costs of major repairs planned by owner households who plan to make major repairs to their homes in the next two years:

**Estimated Cost of Planned Major Repair - Beaver Creek**




**Estimated Cost of Planned Major Repair - Yukon Wide**



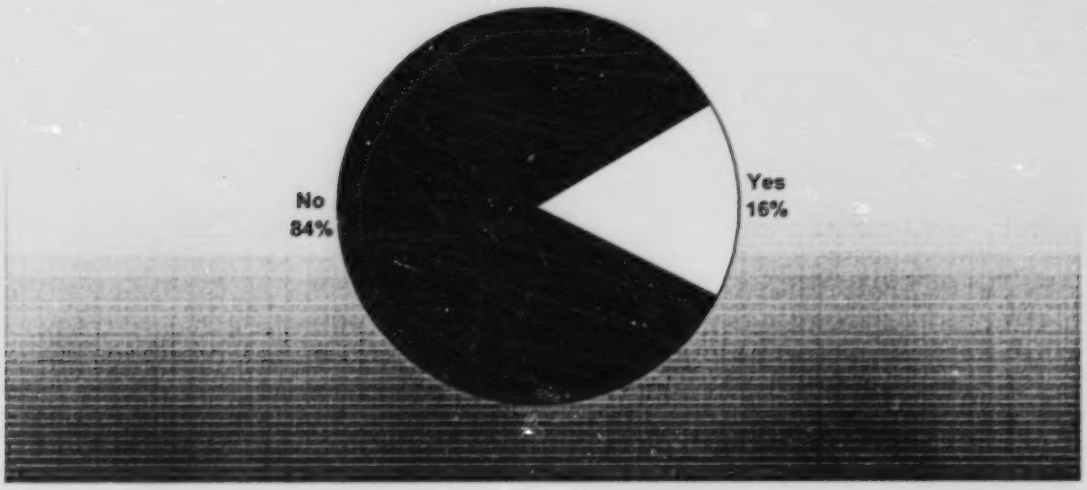

## HIGHLIGHTS

- 100 percent of Beaver Creek owner households planning to do major repairs indicated their major repairs would cost less than $20,000.

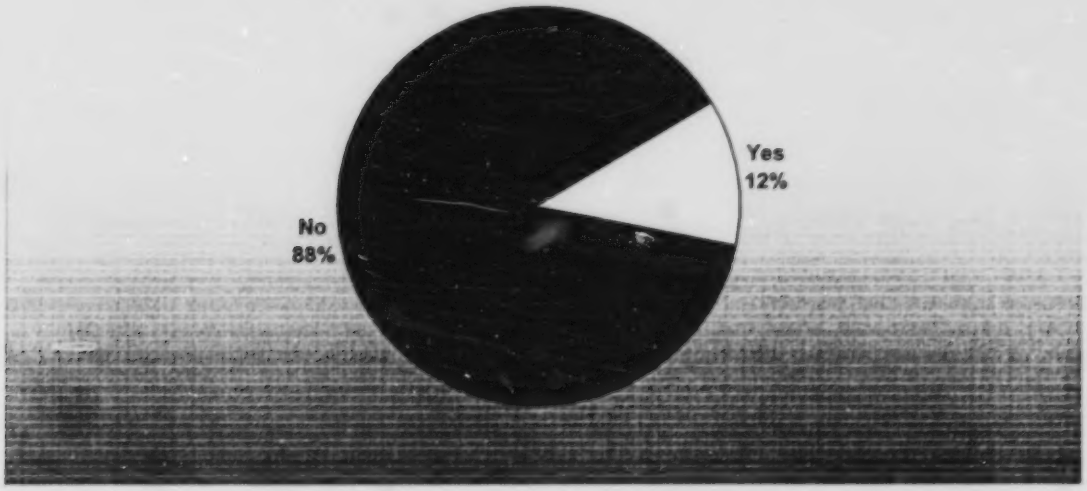
## 1.2.6 PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR

The following pie charts show the percentage of households that indicated their dwellings needed minor repairs:

**Minor Repair Needed - Beaver Creek**




**Minor Repair Needed - Yukon Wide**

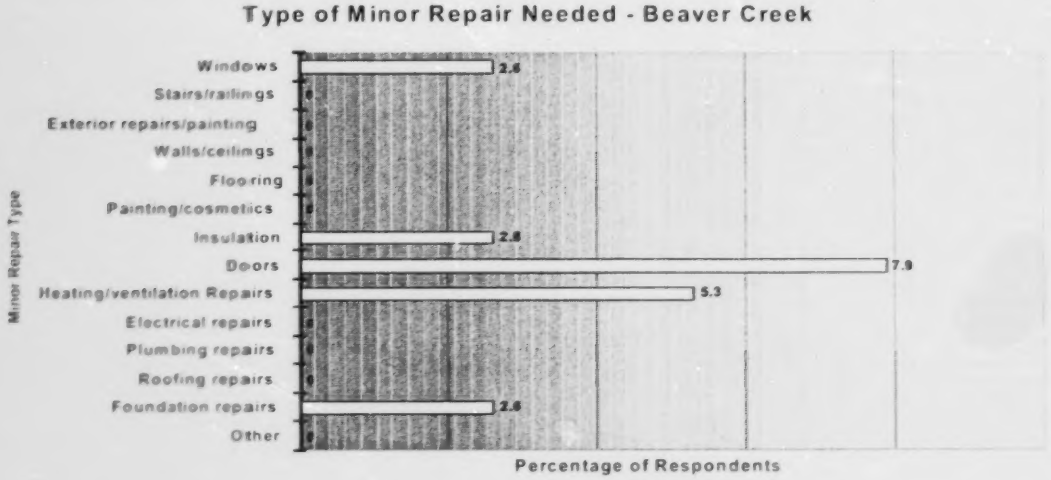


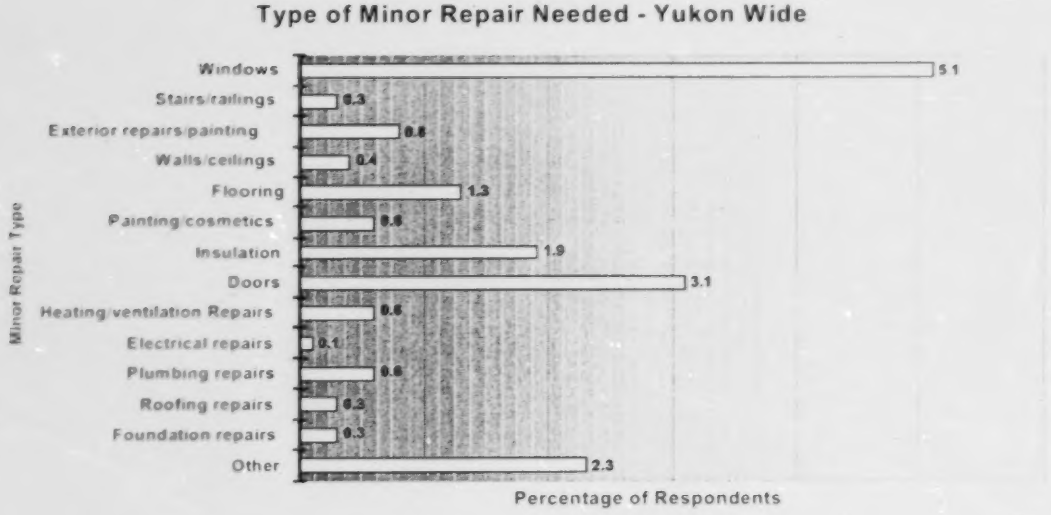

## HIGHLIGHTS

- 16 percent of Beaver Creek dwellings require repairs other than major repairs. This is slightly more than the corresponding Yukon wide percentage.

## 1.2.7 TYPE OF MINOR REPAIR NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.



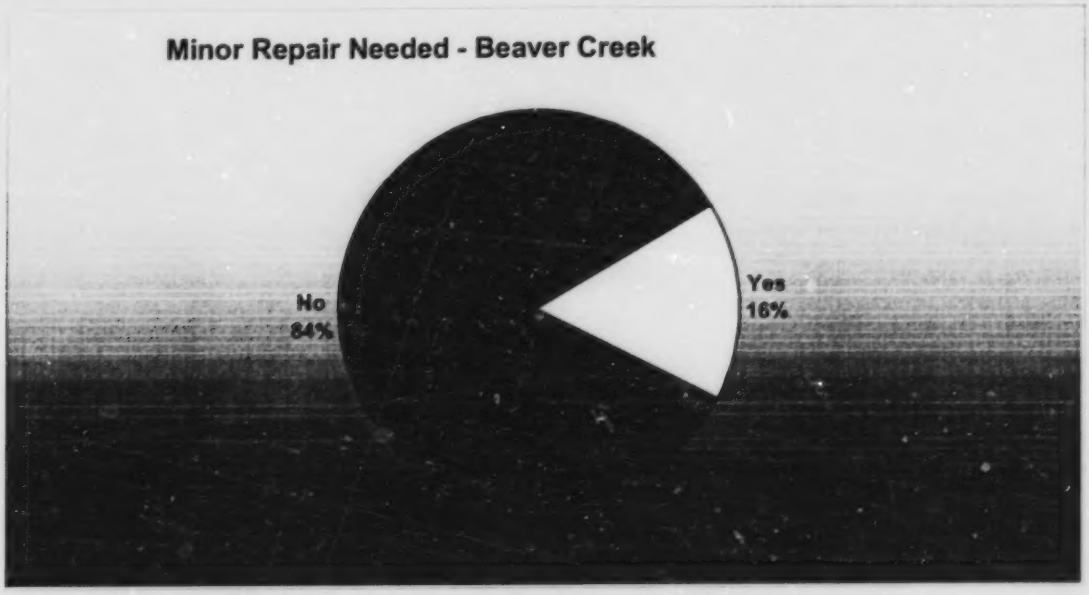



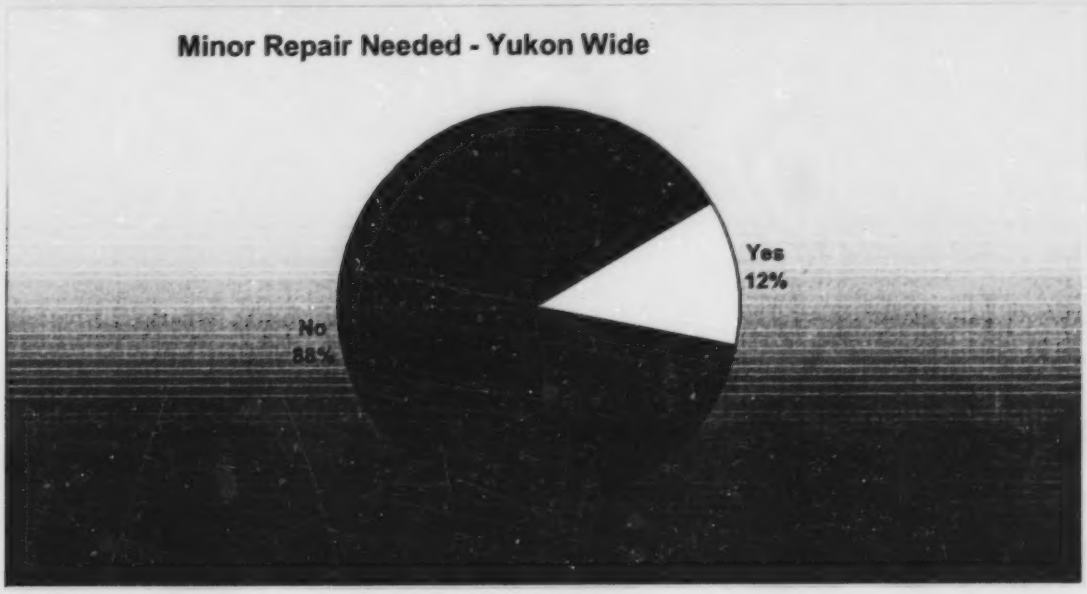

## HIGHLIGHTS

- The variety of minor repairs required in Beaver Creek is less diverse than the variety of minor repairs needed in Yukon as a whole.
- "Other" refers to minor repairs not included in another category.

## 1.2.6 PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR

The following pie charts show the percentage of households that indicated their dwellings needed minor repairs:



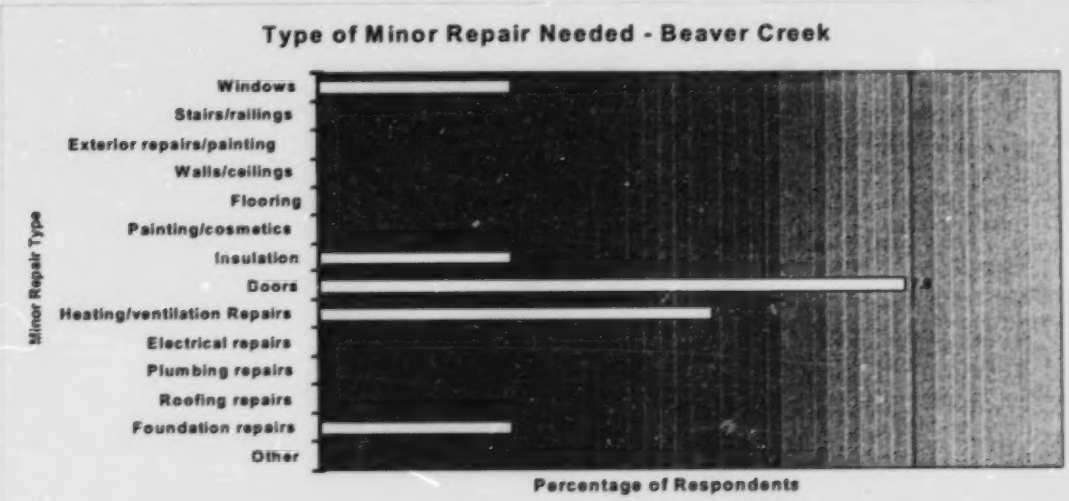



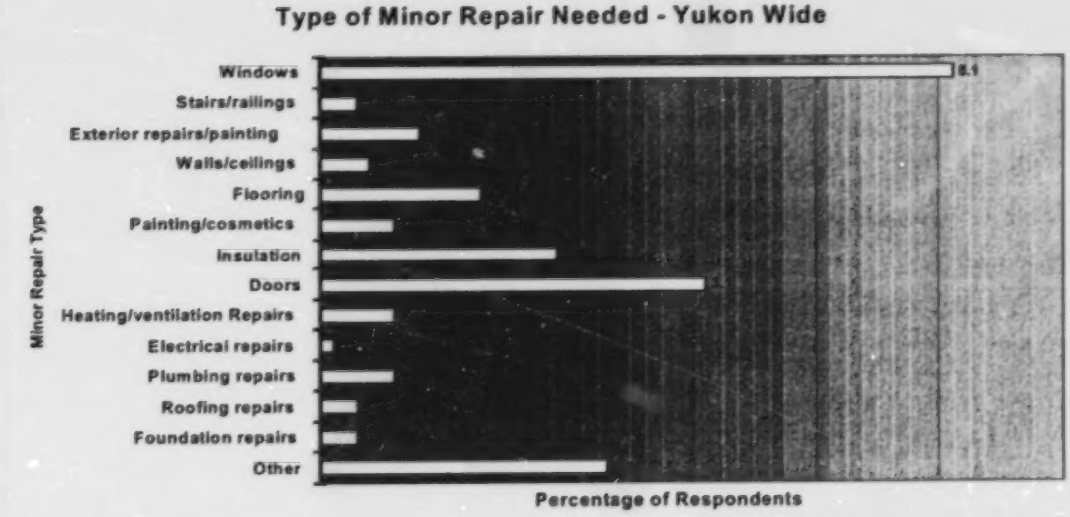

### HIGHLIGHTS

- 16 percent of Beaver Creek dwellings require repairs other than major repairs. This is slightly more than the corresponding Yukon wide percentage.

## 1.2.7 TYPE OF MINOR REPAIR NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.




## HIGHLIGHTS

- The variety of minor repairs required in Beaver Creek is less diverse than the variety of minor repairs needed in Yukon as a whole.
- "Other" refers to minor repairs not included in another category.

## 1.3 BASIC FACILITIES

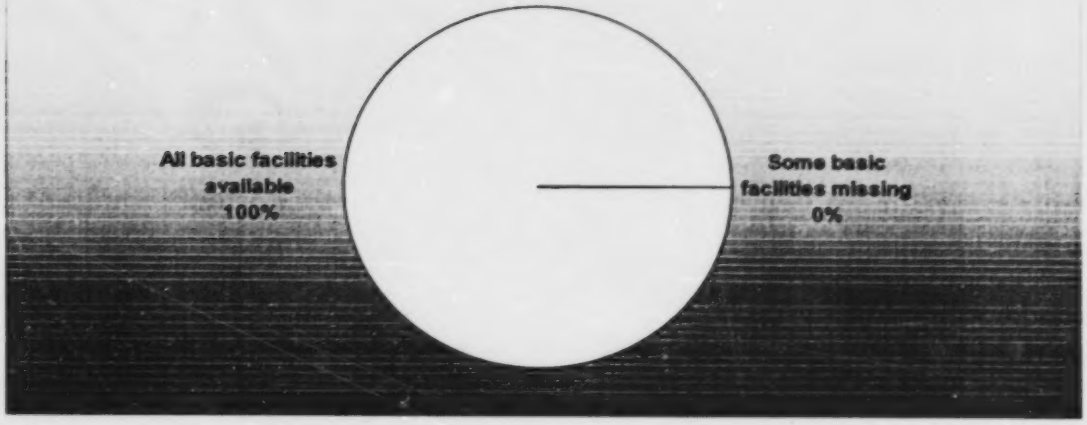
Basic facilities include hot and cold water, indoor toilet, sink, bath, and electricity. The next sub-theme shows the percentage of households that have basic facilities:

⇒ **BASIC FACILITIES.**

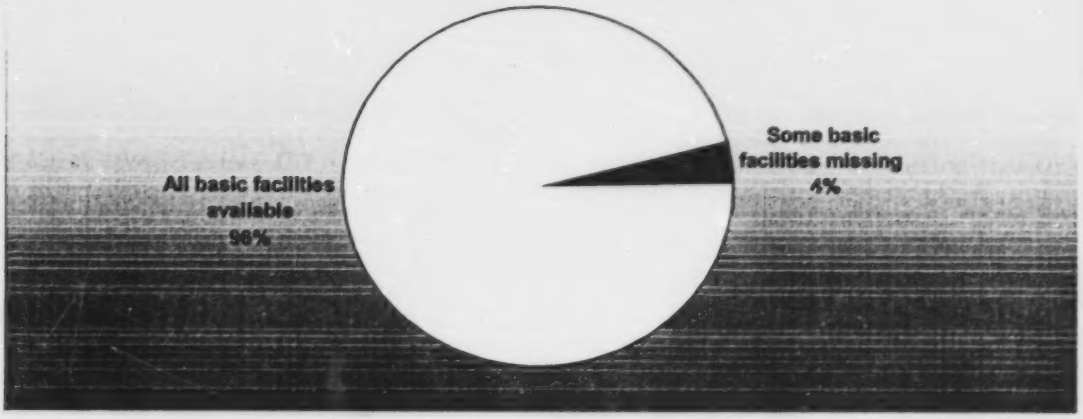
## 1.3.1 BASIC FACILITIES

The following pie charts show the percentage of households that have basic facilities.

**Does the Dwelling Have Basic Facilities?**
**(Hot & Cold Water, Toilet, Sink, Bath, Electricity) - Beaver Creek**




**Does the Dwelling have Basic Facilities?**
**(Hot & Cold Water, Toilet, Sink, Bath, Electricity) – Yukon Wide**



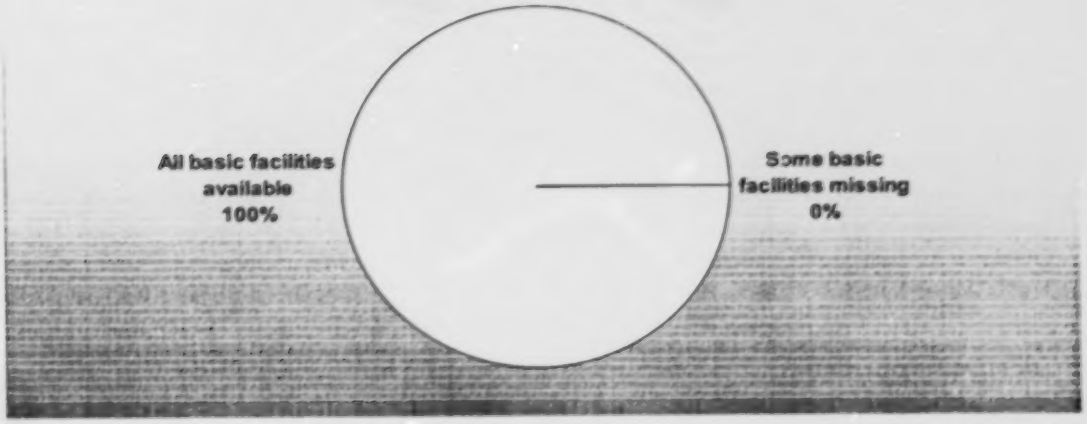

## HIGHLIGHTS

- It is clear that the vast majority of dwellings within Beaver Creek have all basic facilities available.
- Within the Yukon as a whole, 4 percent of dwellings are missing at least some of these basic facilities.

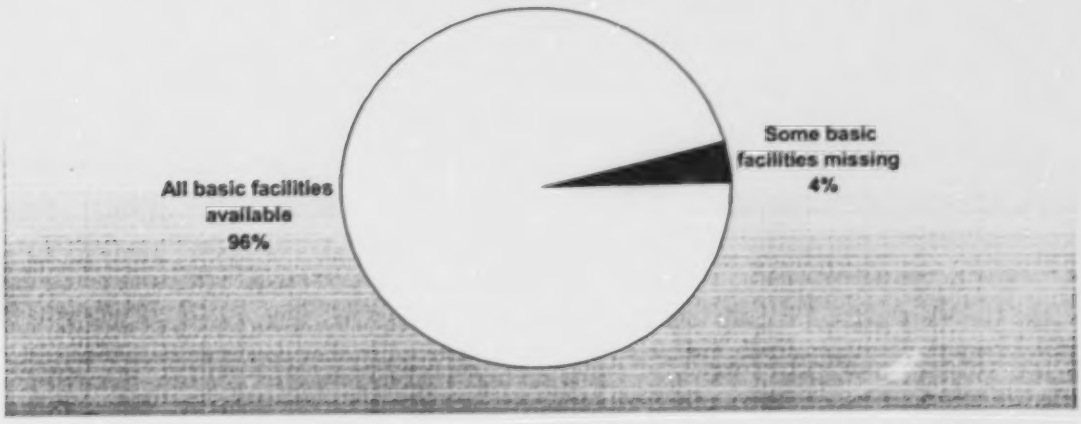
## 1.3.1 BASIC FACILITIES

The following pie charts show the percentage of households that have basic facilities.

**Does the Dwelling Have Basic Facilities?**
**(Hot & Cold Water, Toilet, Sink, Bath, Electricity) - Beaver Creek**




**Does the Dwelling have Basic Facilities?**
**(Hot & Cold Water, Toilet, Sink, Bath, Electricity) – Yukon Wide**




## HIGHLIGHTS

- It is clear that the vast majority of dwellings within Beaver Creek have all basic facilities available.
- Within the Yukon as a whole, 4 percent of dwellings are missing at least some of these basic facilities.

## 1.4 HEALTH AND SAFETY DEFICIENCIES

The next six sub-themes show the percentage of households that have health and safety deficiencies including lack of smoke alarms, ventilation, clean water, and safe sewage:

⇒ **HEALTH AND SAFETY DEFICIENCIES,**

⇒ **SMOKE ALARMS,**

⇒ **MECHANICAL VENTILATION,**

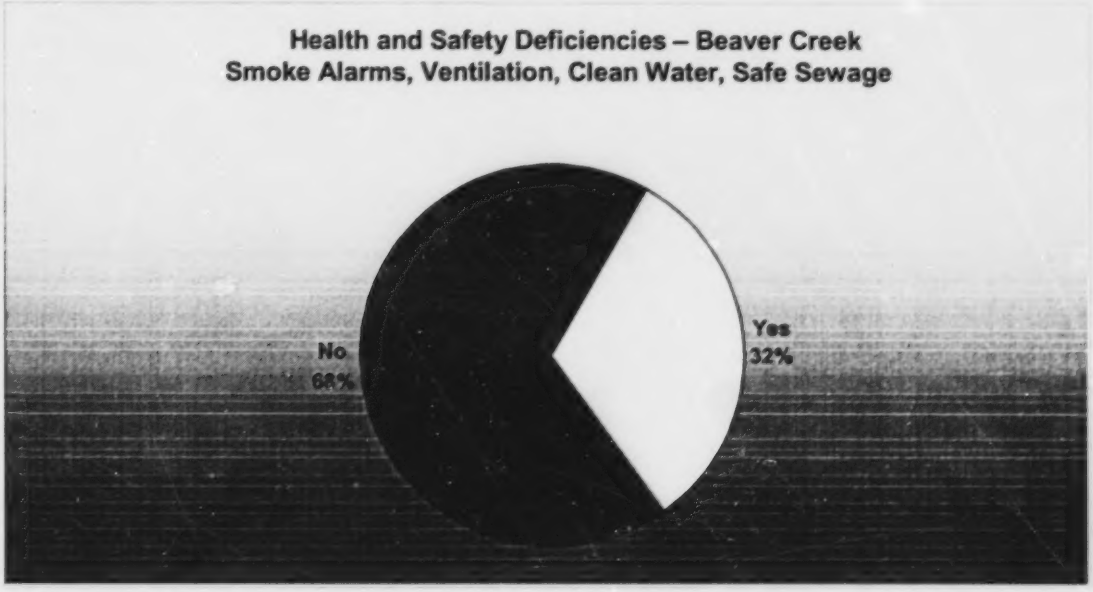
⇒ **KITCHEN/BATHROOM EXHAUST,**

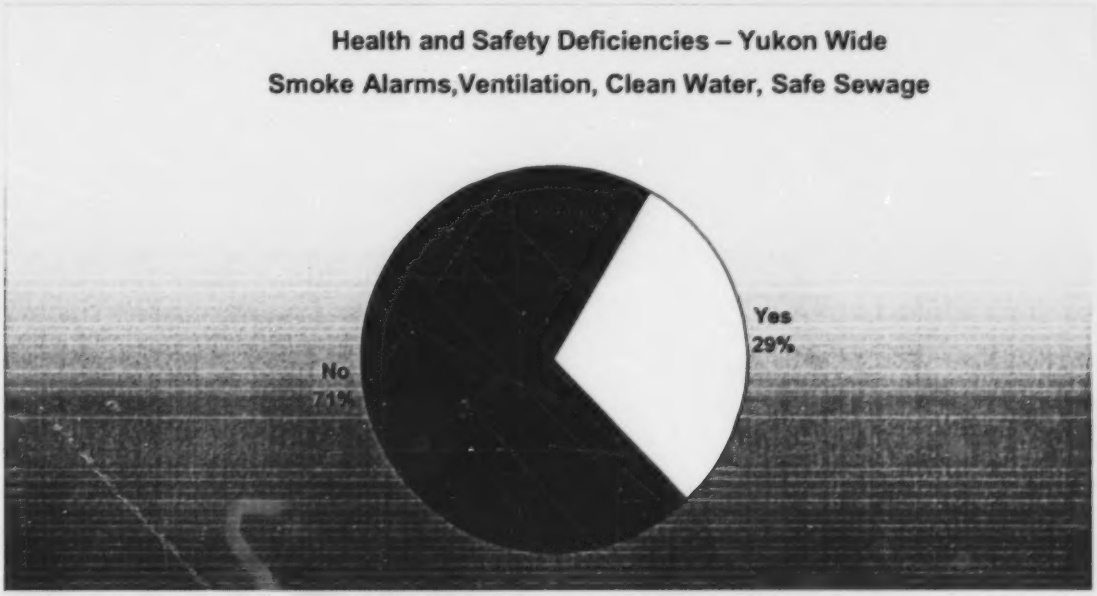
⇒ **WATER SUPPLY,**

⇒ **SEWAGE DISPOSAL.**

## 1.4.1 HEALTH AND SAFETY DEFICIENCIES

The following pie charts show the percentage of households that have health and safety deficiencies:




### HIGHLIGHTS

- 32 percent of Beaver Creek dwellings are deficient in at least one of these features.

## 1.4.1 HEALTH AND SAFETY DEFICIENCIES

The following pie charts show the percentage of households that have health and safety deficiencies:

**Health and Safety Deficiencies – Beaver Creek**
**Smoke Alarms, Ventilation, Clean Water, Safe Sewage**

**Health and Safety Deficiencies – Yukon Wide**
**Smoke Alarms,Ventilation, Clean Water, Safe Sewage**

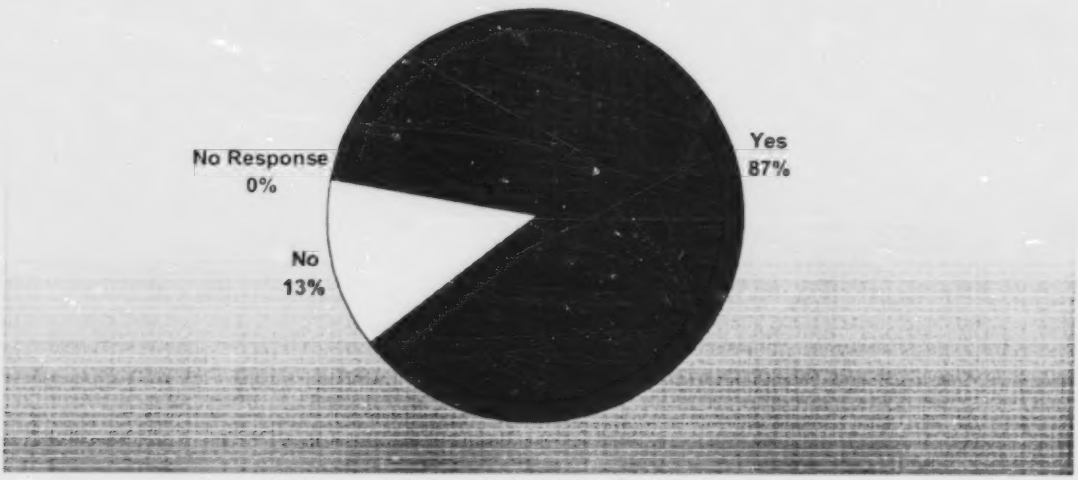
### HIGHLIGHTS

- 32 percent of Beaver Creek dwellings are deficient in at least one of these features.

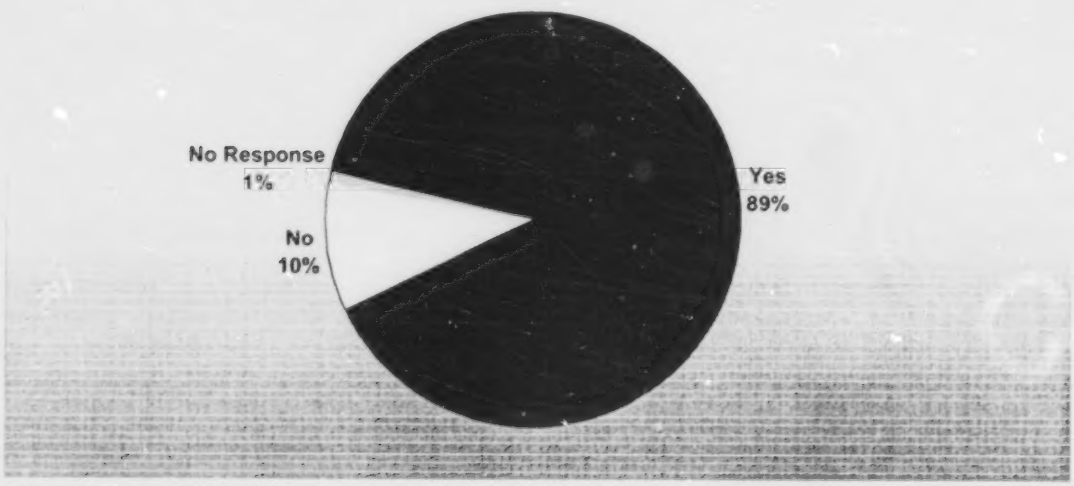
## 1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms:

**Working Smoke Alarms - Beaver Creek**




**Working Smoke Alarms - Yukon Wide**



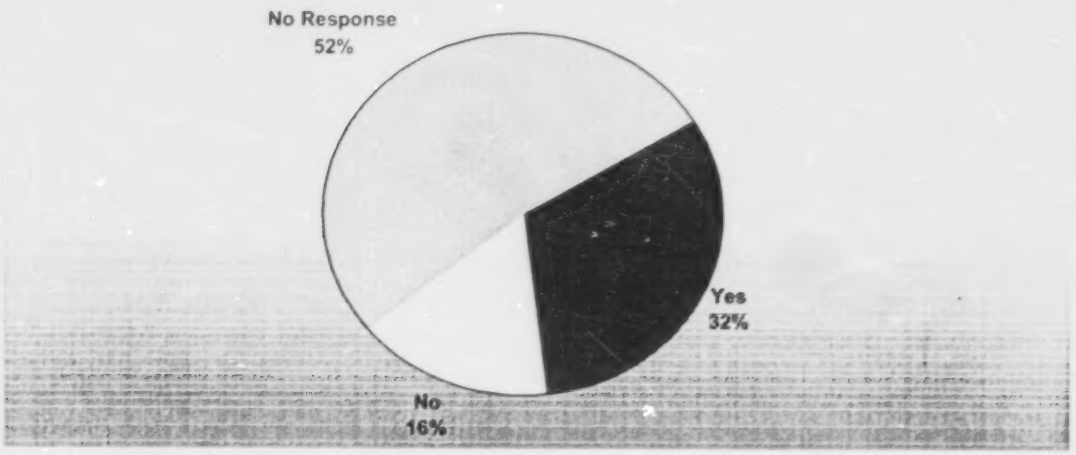

## HIGHLIGHTS

- Beaver Creek and Yukon wide results are similar.

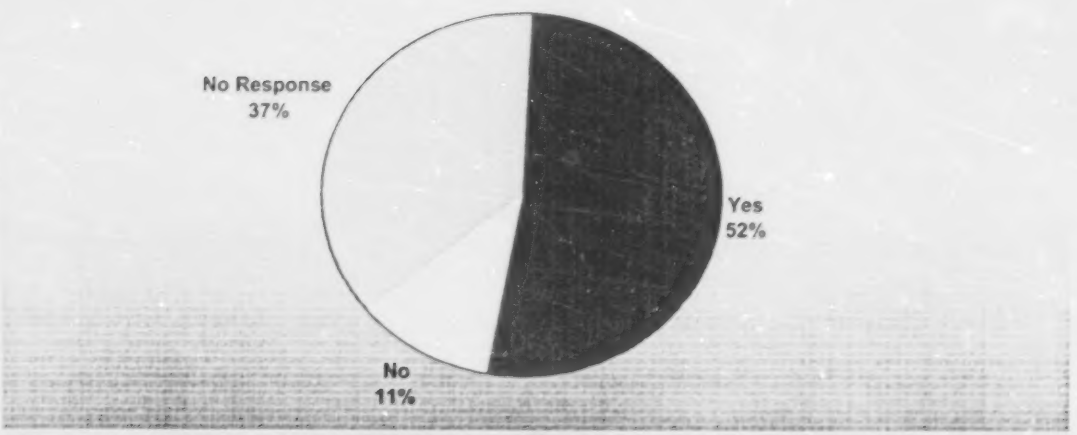
## 1.4.3 MECHANICAL VENTILATION

Mechanical ventilation includes heat recovery ventilators, central fans without heat recovery, and direct fresh air supplied by ducting to a furnace or wood stove return air duct. The following pie charts show the percentage of households that have mechanical ventilation:

**Mechanical Ventilation - Beaver Creek**




**Mechanical Ventilation - Yukon Wide**




## HIGHLIGHTS

- 16 percent of Beaver Creek respondents and 11 percent of Yukon respondents said that no ventilation exists in the dwelling. These numbers are in the same range. However, a significantly lower percentage of respondents in Beaver Creek said "Yes" than did respondents in the Yukon in general. "No response" was a more common response in Beaver Creek than in the Yukon in general.

## 1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms:

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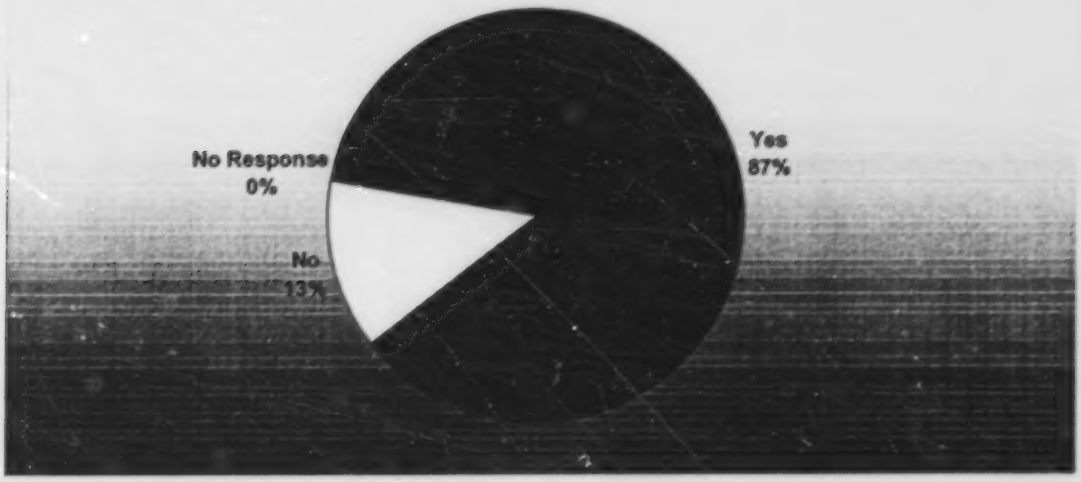
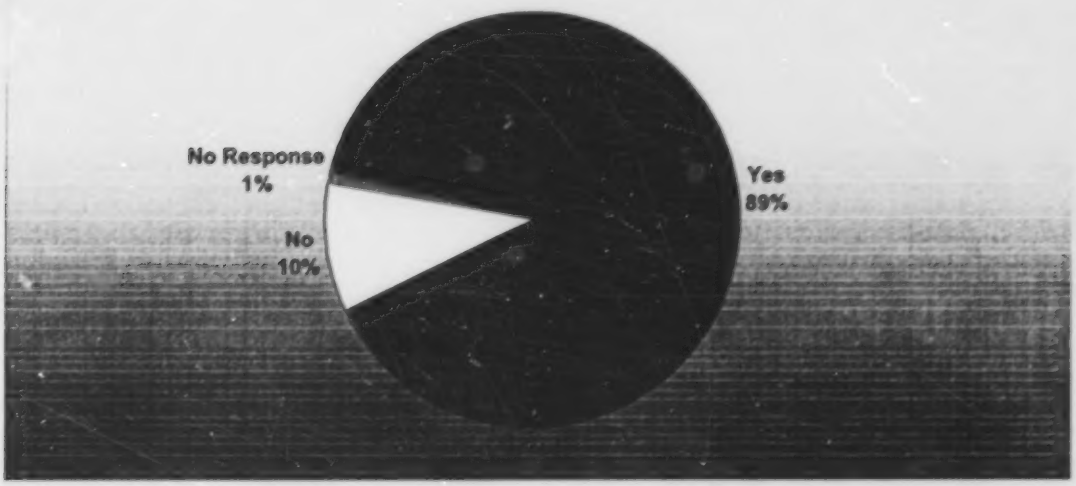



**Working Smoke Alarms - Yukon Wide**

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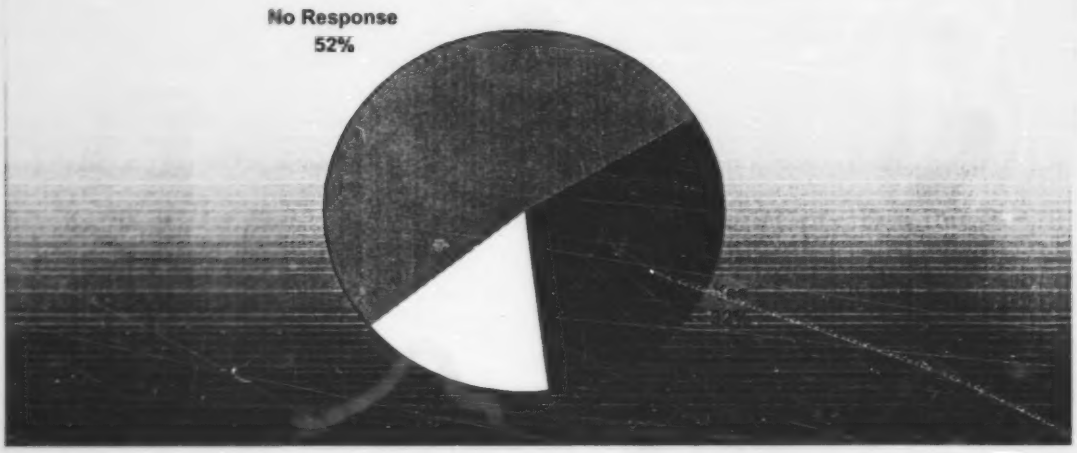
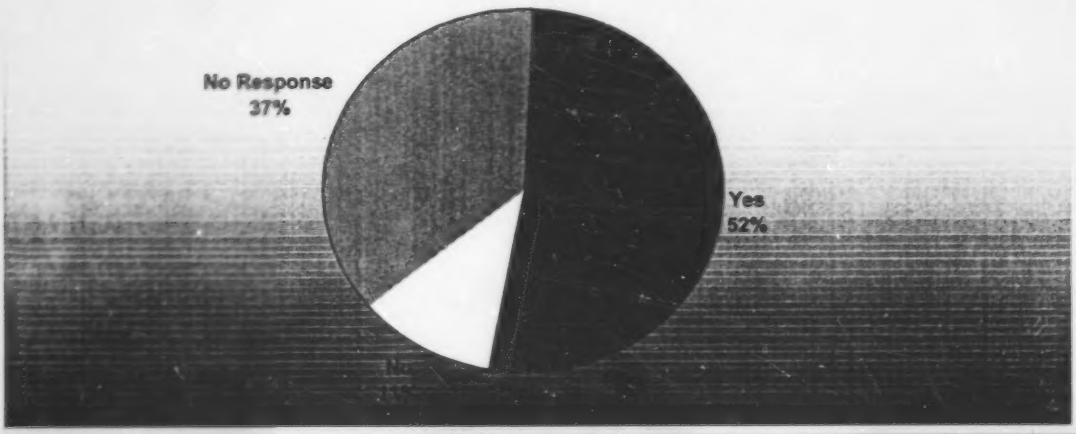



**Mechanical Ventilation - Yukon Wide**

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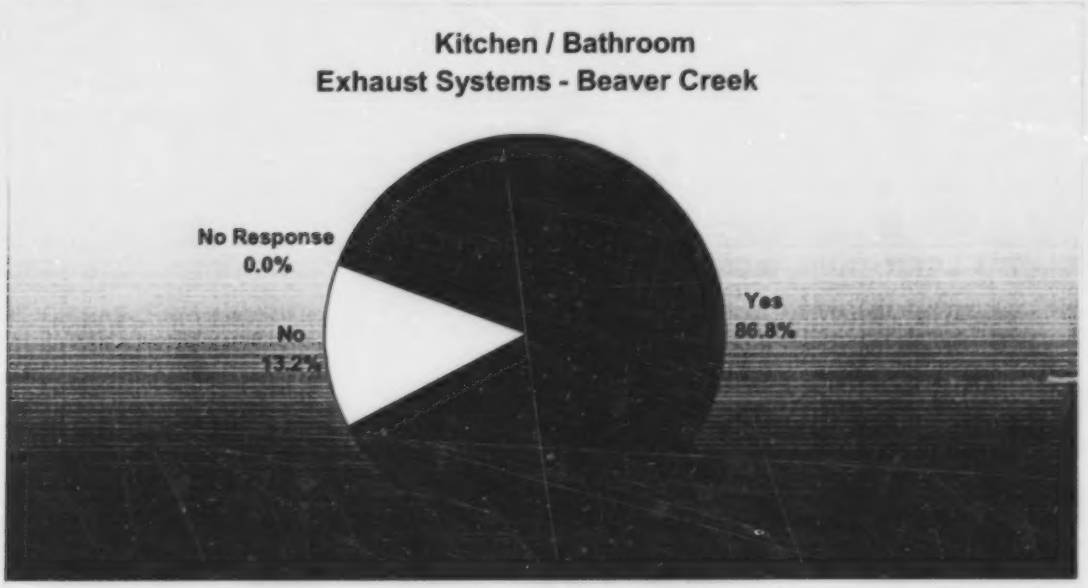
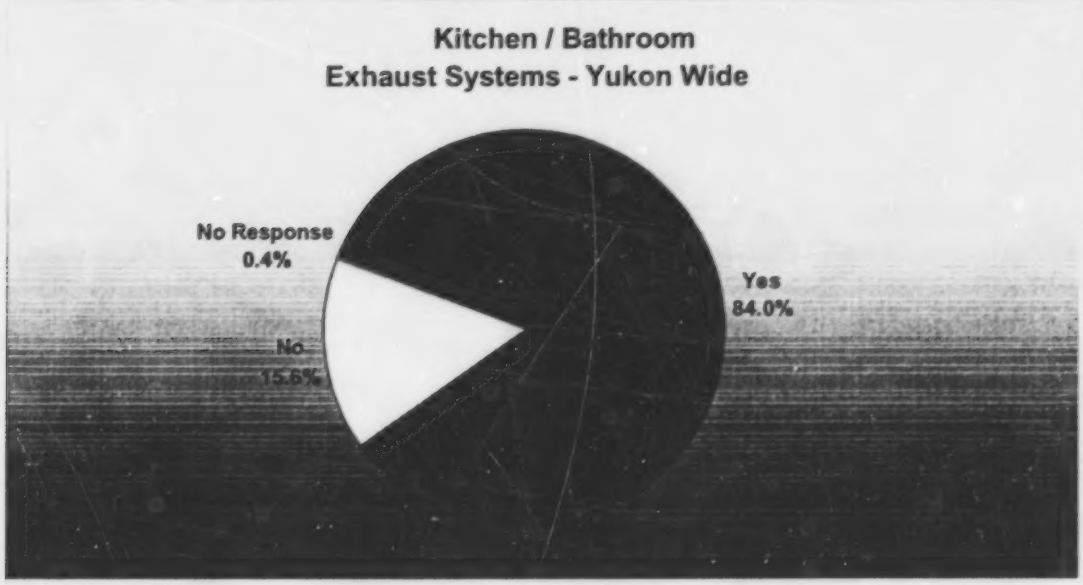
## 1.4.4 KITCHEN/BATHROOM EXHAUST SYSTEMS

The following pie charts show the percentage of households that have kitchen/bathroom exhaust systems:



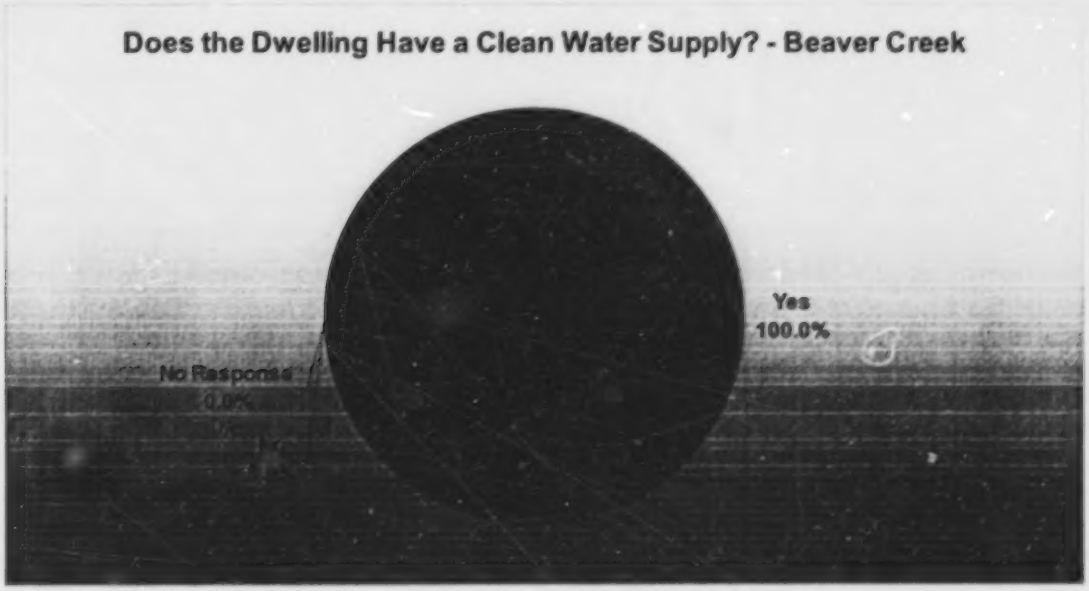



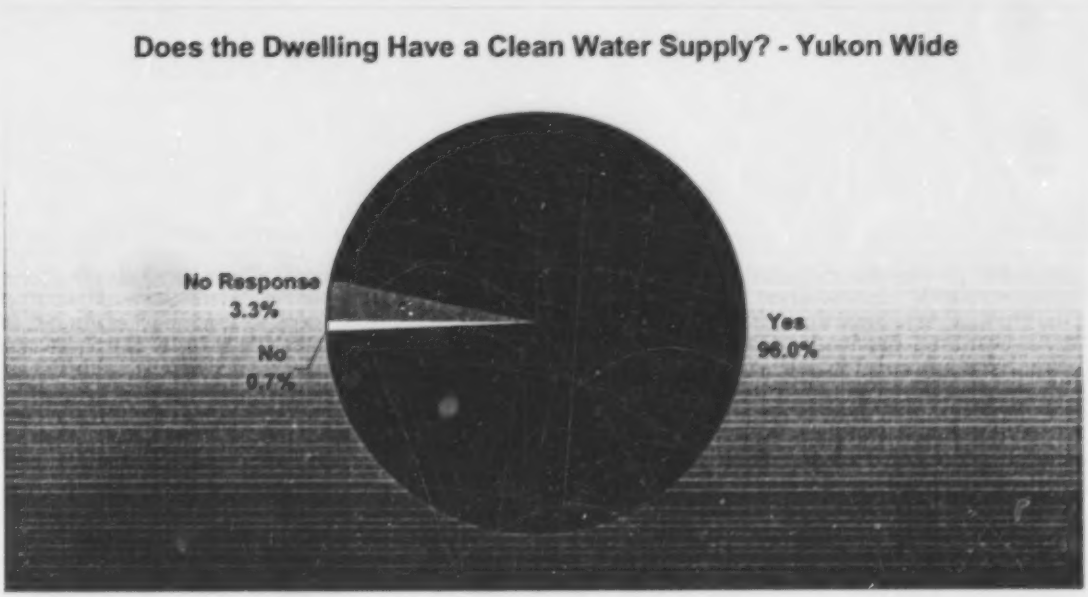

### HIGHLIGHTS

- Responses from Beaver Creek were similar to Yukon wide responses.
- A significant portion of the dwellings both in Beaver Creek and the entire Yukon do not have kitchen and/or bathroom exhaust systems.

## 1.4.5 WATER SUPPLY

The following pie charts show the percentage of households that have a clean water supply:




## HIGHLIGHTS

- It is clear that the vast majority of households in both Beaver Creek and in the Yukon in general do have a clean water supply.

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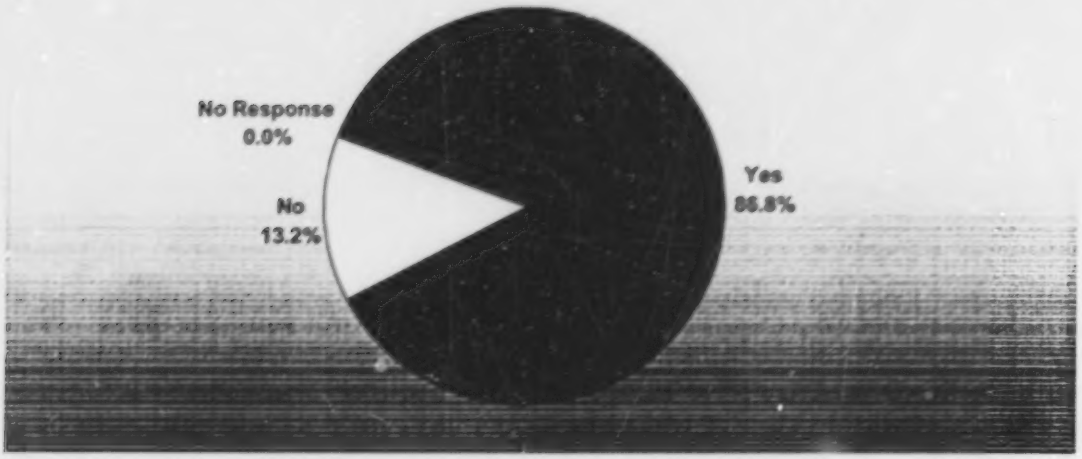
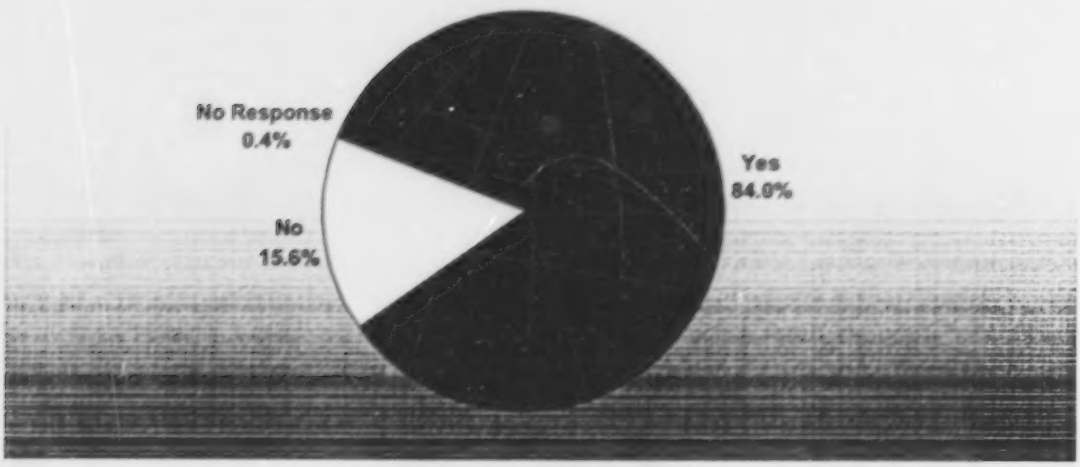



**Kitchen / Bathroom Exhaust Systems - Yukon Wide**

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The following pie charts show the percentage of households that have a clean water supply:

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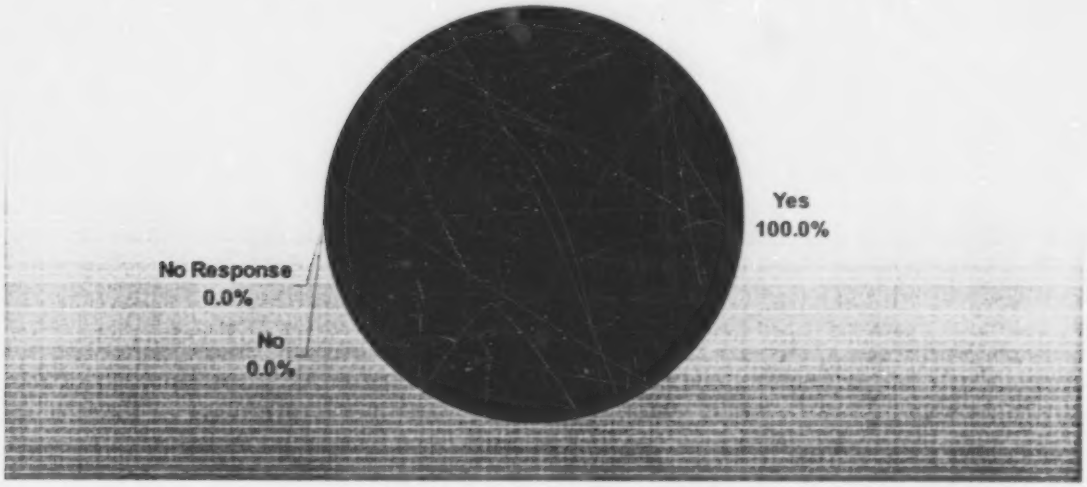
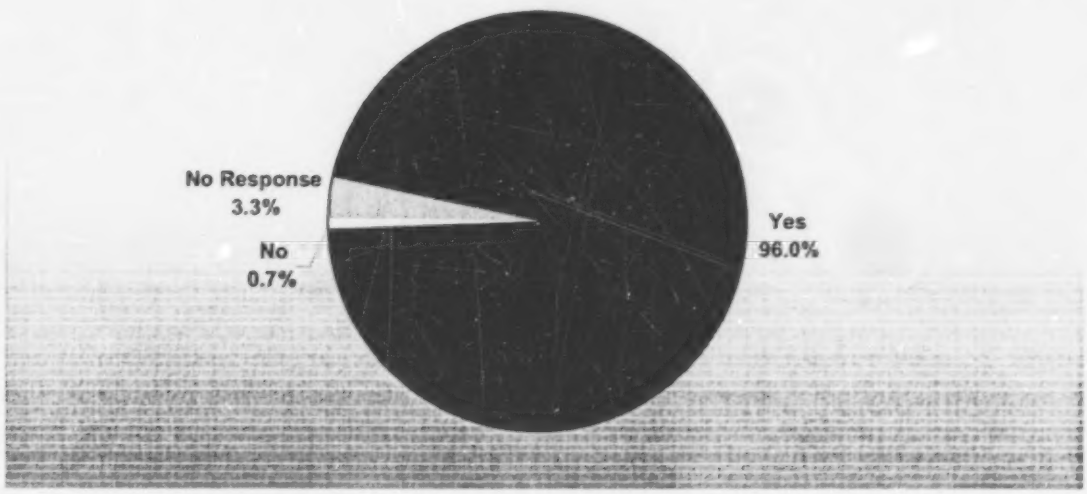



**Does the Dwelling Have a Clean Water Supply? - Yukon Wide**



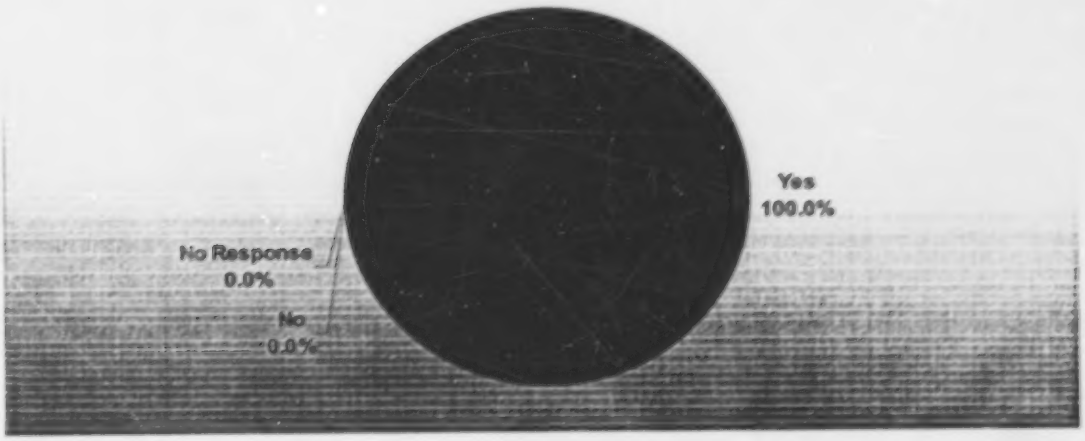

## HIGHLIGHTS

- It is clear that the vast majority of households in both Beaver Creek and in the Yukon in general do have a clean water supply.

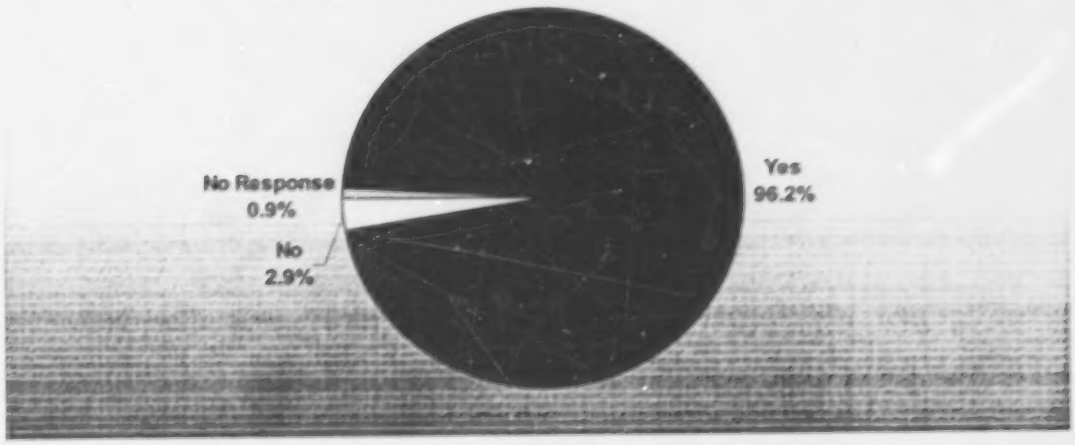
## 1.4.6 SEWAGE DISPOSAL

The following pie charts show the percentage of households that have adequate sewage disposal:

**Does the Dwelling Have Adequate Sewage Disposal? - Beaver Creek**




**Does the Dwelling Have Adequate Sewage Disposal? - Yukon Wide**

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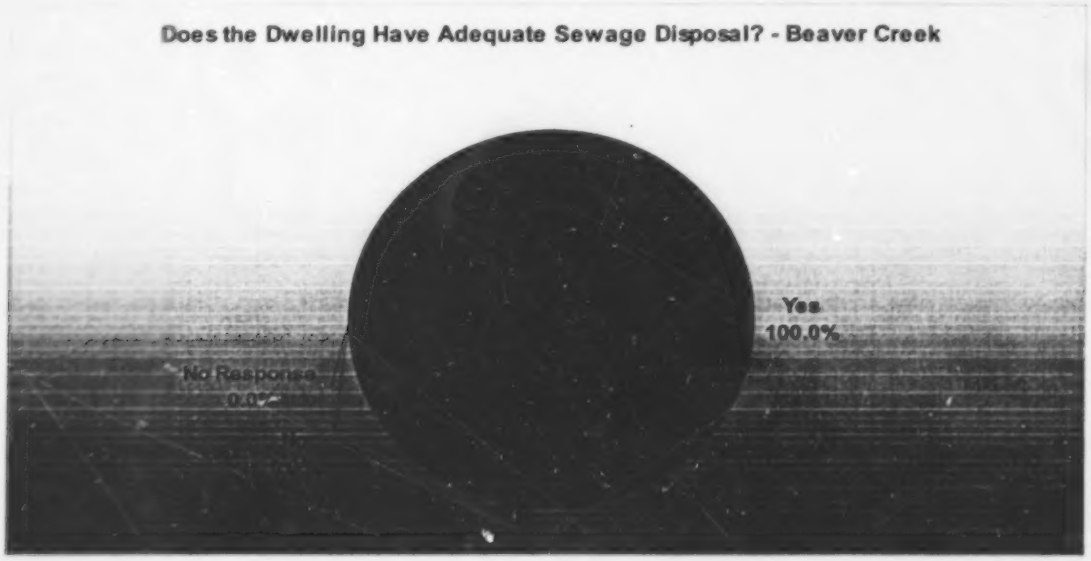
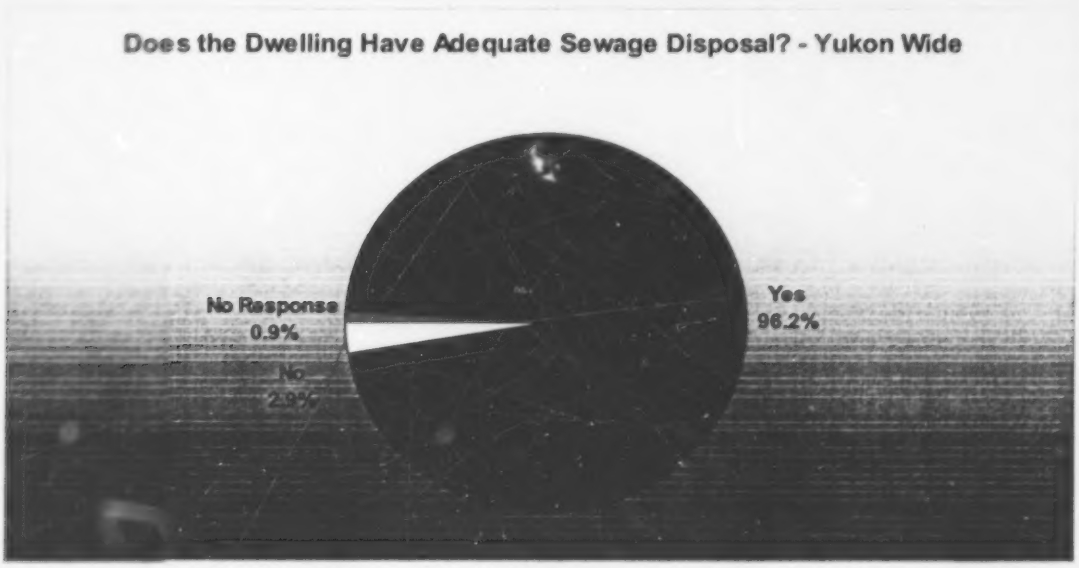



### HIGHLIGHTS

- It is clear that the vast majority of households in both Beaver Creek and in the Yukon in general do have adequate sewage disposal.

## 1.5 DESIRED IMPROVEMENTS

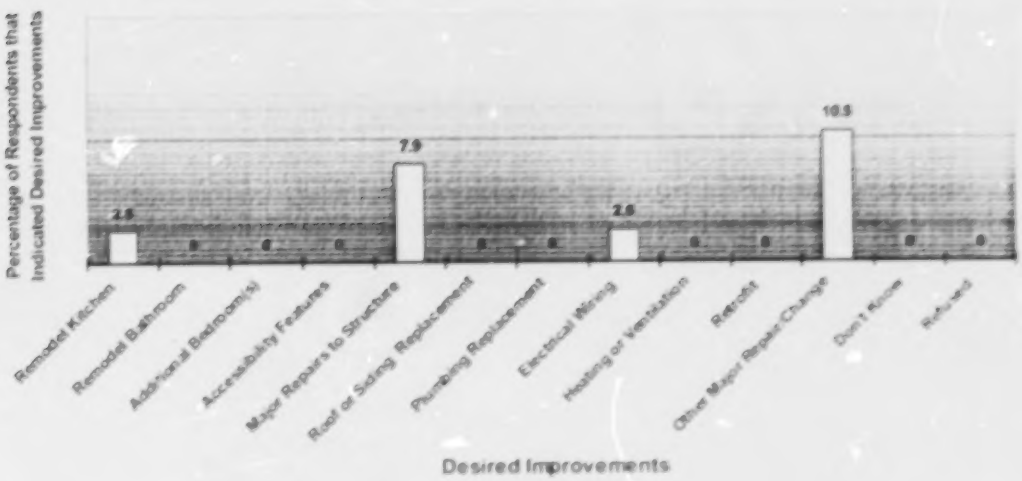
Respondents were asked what types of changes or repairs they would like to make in the next two years. The next sub-theme shows the percentage of households that desire improvements:

⇒ **DESIRED IMPROVEMENTS.**

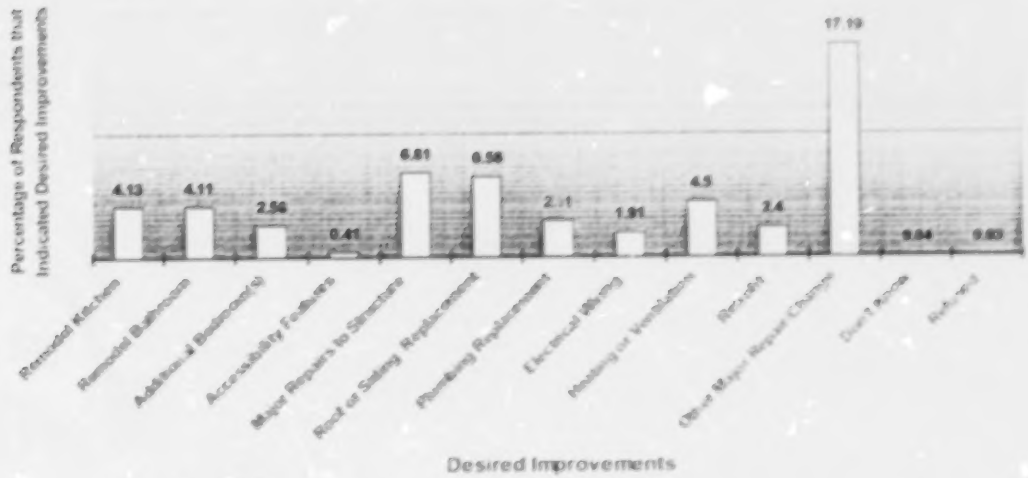
## 1.5.1 DESIRED IMPROVEMENTS

"Major Repairs to Structure" includes repairs to walls, foundation, floors and ceiling. "Other Major Repair/Change" addresses the development of and/or addition of new space. These bar charts show the percentage of respondents who indicated various desired improvements.

**Desired Improvements (Responses of all Households) - Beaver Creek**




**Desired Improvements (Responses of all Households) - Yukon Wide**




## HIGHLIGHTS

- There are four kinds of desired improvements in Beaver Creek. They are major repairs to the structure, remodeling the kitchen, electrical wiring, and the development of and/or addition of new space.
- These are, for the most part, different from the desired repairs Yukon wide.

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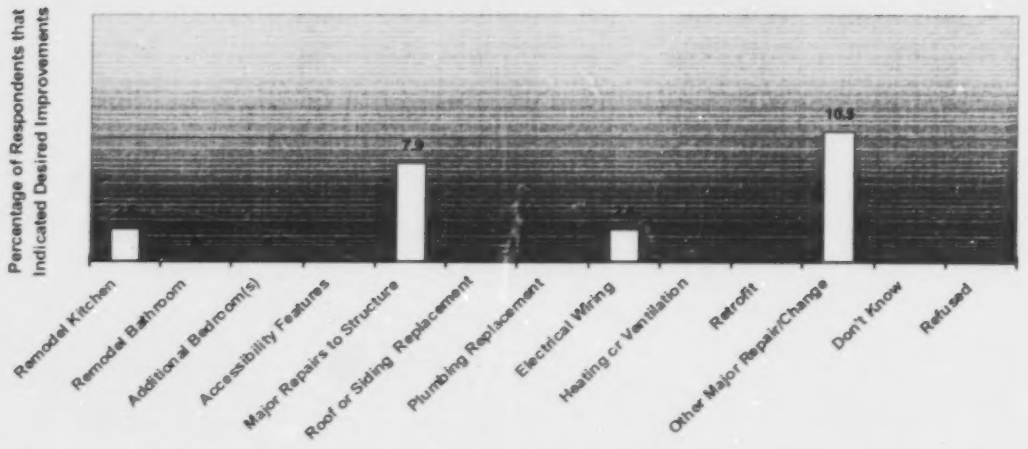
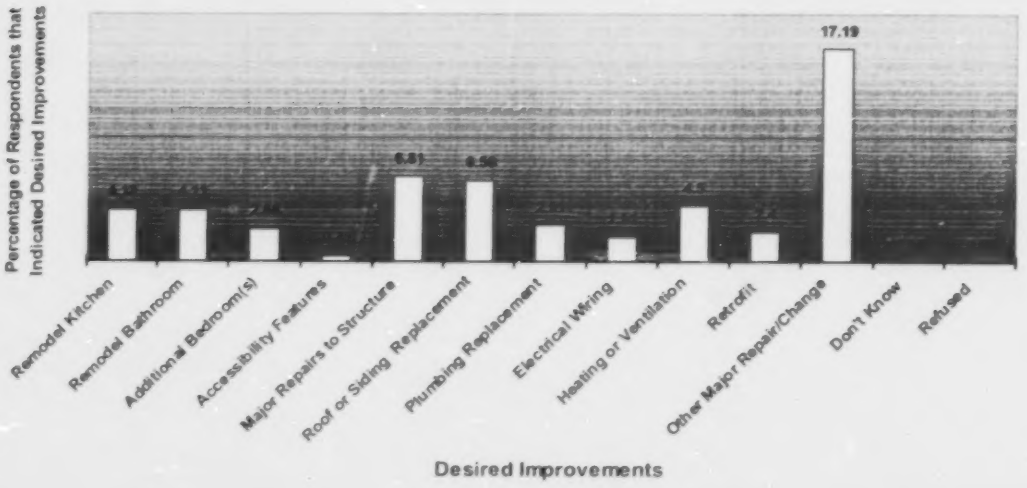



**Desired Improvements (Responses of all Households) - Yukon Wide**

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- These are, for the most part, different from the desired repairs Yukon wide.

# 2 DWELLING AFFORDABILITY

Dwelling affordability is a measure of the ability of the occupants of a dwelling to pay for their housing. Dwelling affordability was determined using ranges of incomes and ranges of expenses. Using these ranges, and the standard of 30 percent shelter cost to income ratio as a cut-off, it was possible to determine households where there was an affordability problem, households where there was no affordability problem, and households where there was a "possible" affordability problem. There were also households where respondents did not provide household income and/or expense information. These fell into the "insufficient data" category.

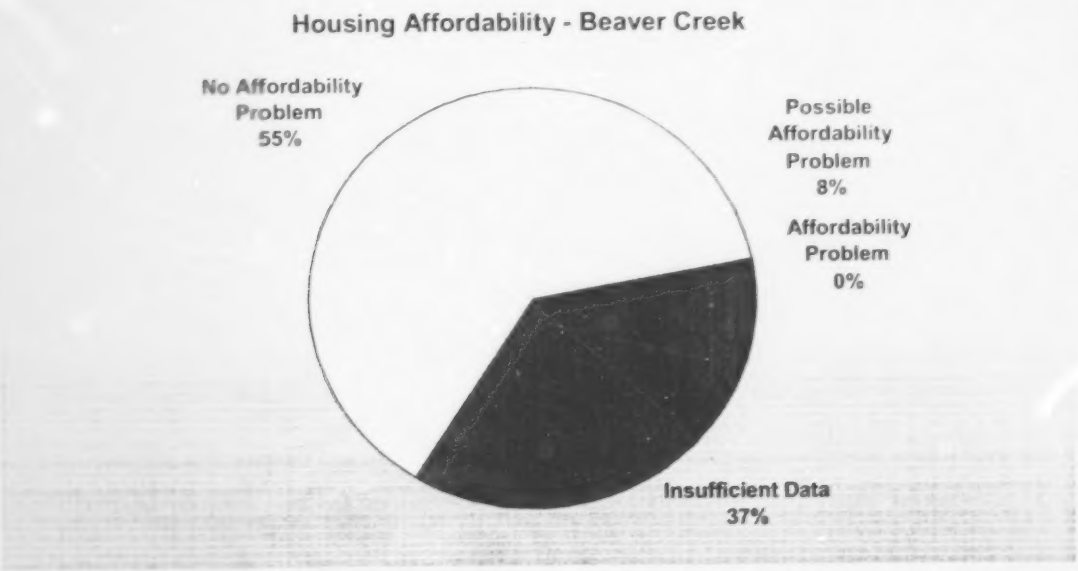
## 2.1 PRESENCE OR ABSENCE OF AFFORDABILITY PROBLEM

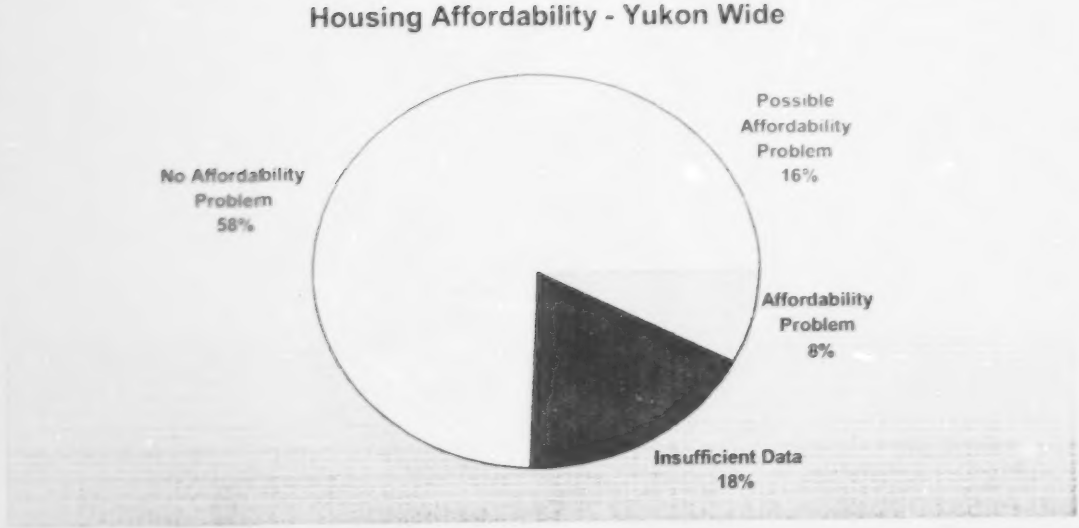
Respondents were asked whether they had an affordability problem. The next sub-theme shows dwelling affordability in Beaver Creek and in the Yukon:

⇒ AFFORDABILITY.

## 2.1.1 AFFORDABILITY

The following pie charts show the percentage of households in each category:




## HIGHLIGHTS

- Although there is some definable uncertainty in the results of the survey, in Beaver Creek, 0 percent of households indicated having an affordability problem. The percentage of households experiencing a "possible affordability problem" in Beaver Creek is half that of the Yukon.
- The percentage of responses which yielded "insufficient data" in Beaver Creek was, however, double that of the Yukon.

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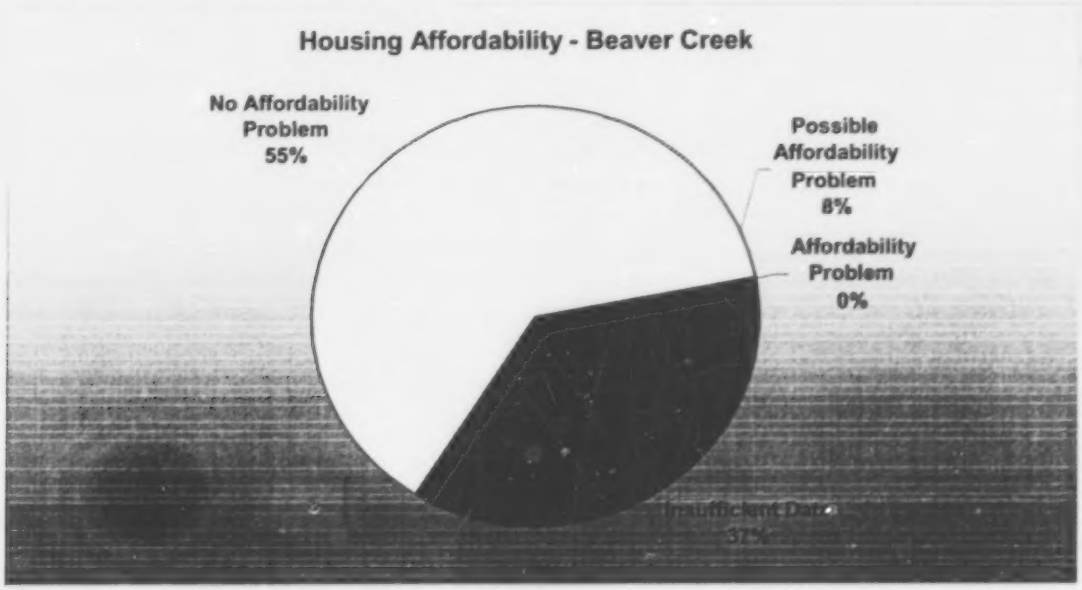


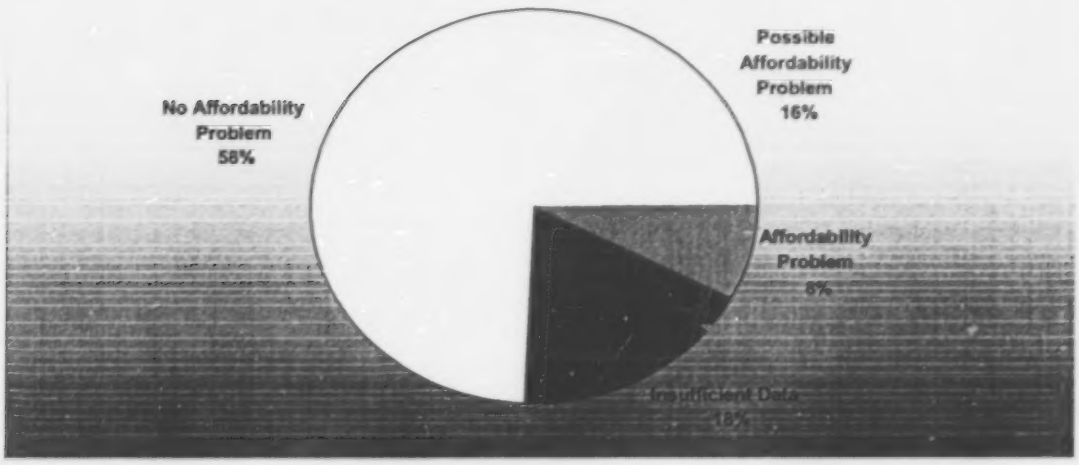


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- The percentage of responses which yielded "insufficient data" in Beaver Creek was, however, double that of the Yukon.

# 3 DWELLING SUITABILITY

"Dwelling suitability" in housing refers to the appropriateness of the dwelling for the people living in it including factors such as crowding and accessibility.

## 3.1 CROWDING

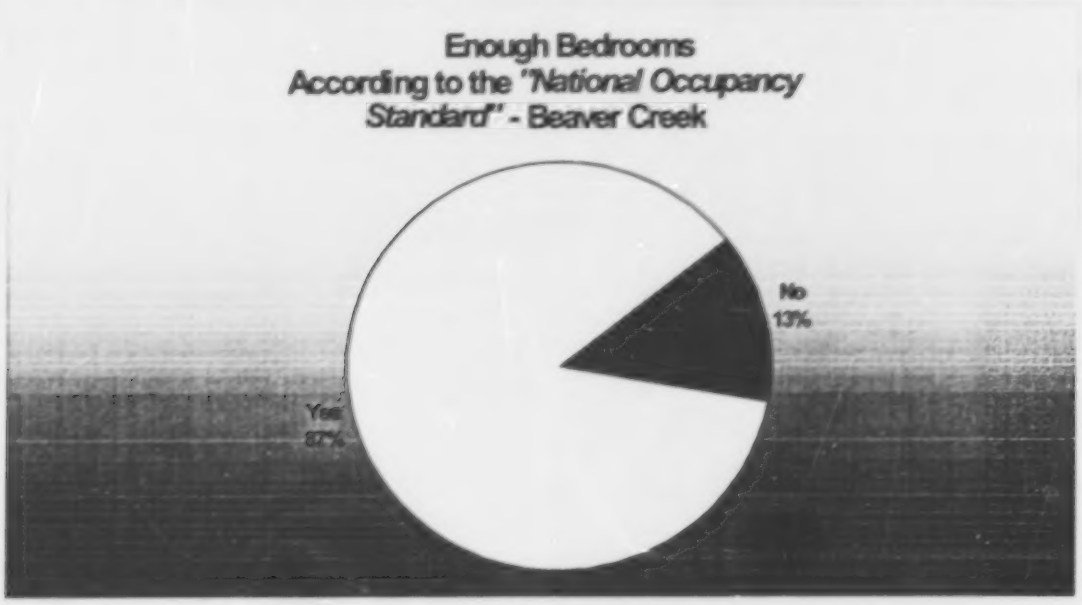
The National Occupancy Standard stipulates, for example, a minimum number of bedrooms required in a dwelling depending on the age and gender composition of the household. According to this standard, for example, separate bedrooms are required for each adult over the age of 18 unless that adult is in a married or common-law relationship with another household member. The next two sub-themes address crowding:

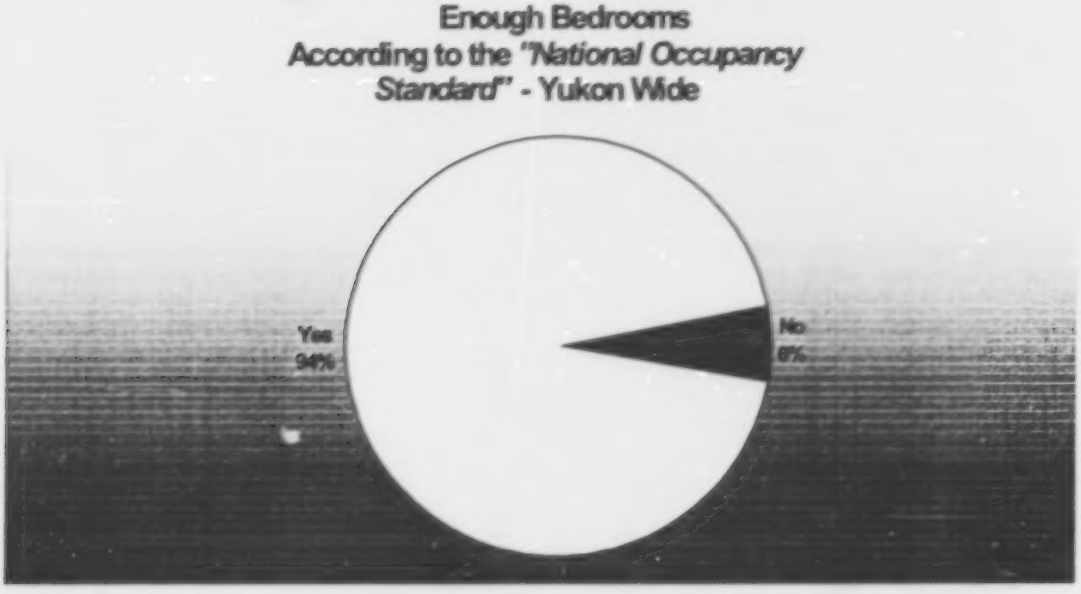
⇒ **BEDROOMS,**

⇒ **PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS.**

## 3.1.1 BEDROOMS

The following pie charts show the percentage of households with enough bedrooms:



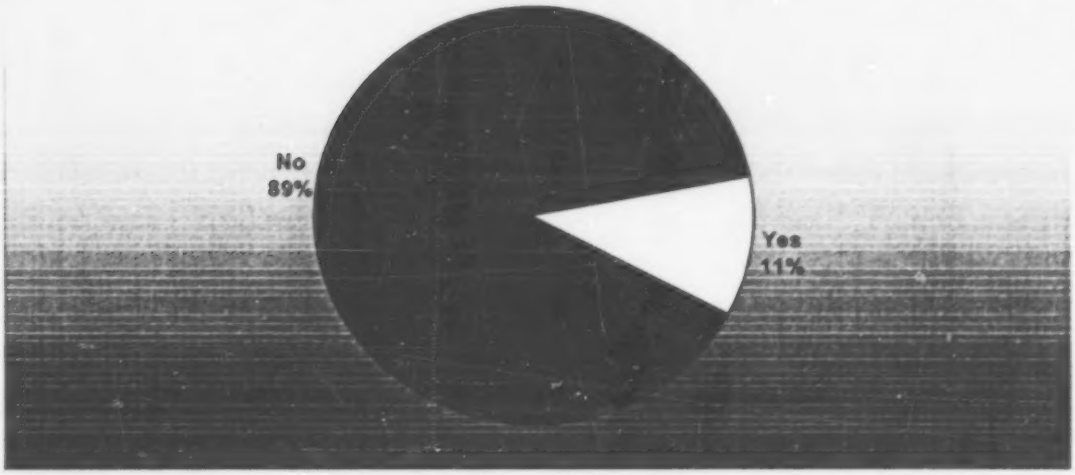

### HIGHLIGHTS

- According to the National Occupancy Standard, about 13 percent of all households in Beaver Creek do not have enough bedrooms. This is more than double the Yukon wide rate. In other words, crowding is more of a problem, per dwelling, in Beaver Creek than it is on average in the rest of the Yukon.

## 3.1.2 PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS

Some households use rooms other than bedrooms as bedrooms. The percentage of households that do this is shown below for both Beaver Creek and the Yukon.

**Percentage of Households which use Other Rooms as Bedrooms - Beaver Creek**

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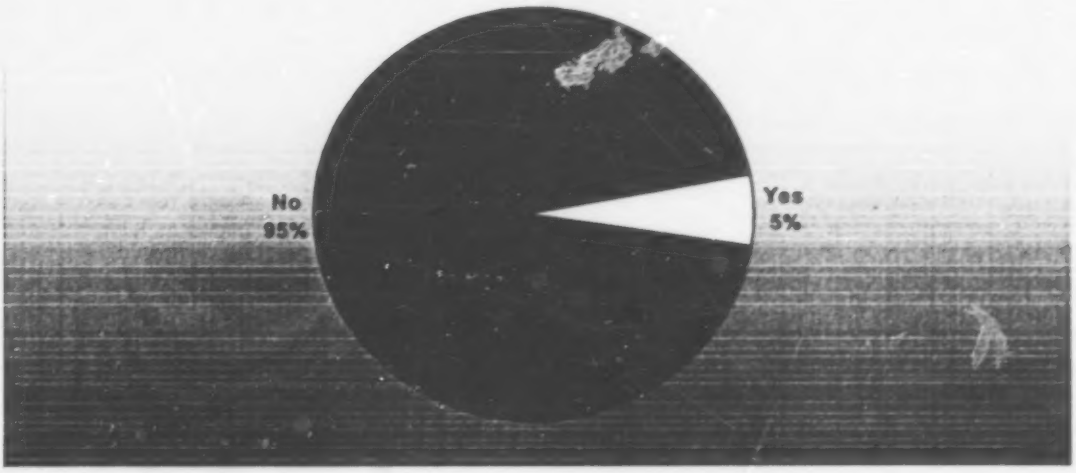


### HIGHLIGHTS

- In line with the results shown on the previous chart, the percentage of Beaver Creek households that use other rooms as bedrooms is more than double the rate in the Yukon in general.

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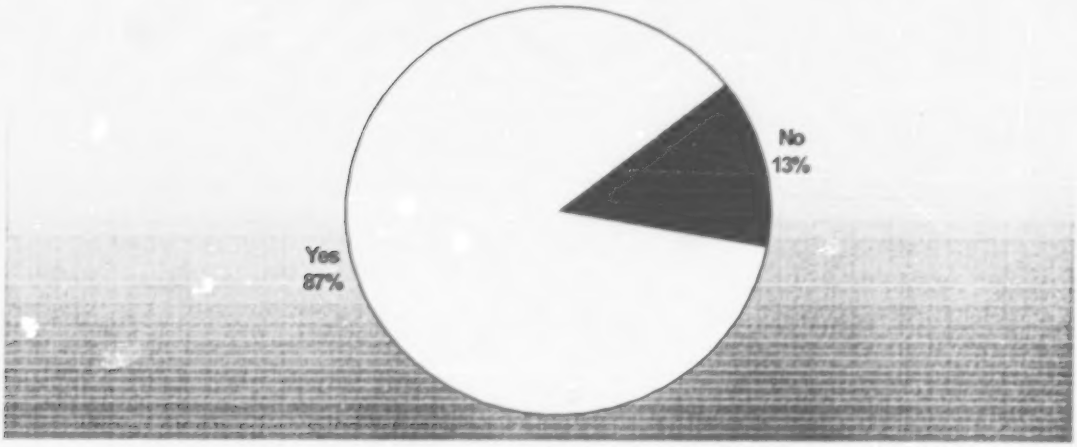
The following pie charts show the percentage of households with enough bedrooms:

Enough Bedrooms
According to the *"National Occupancy Standard"* - Beaver Creek




Enough Bedrooms
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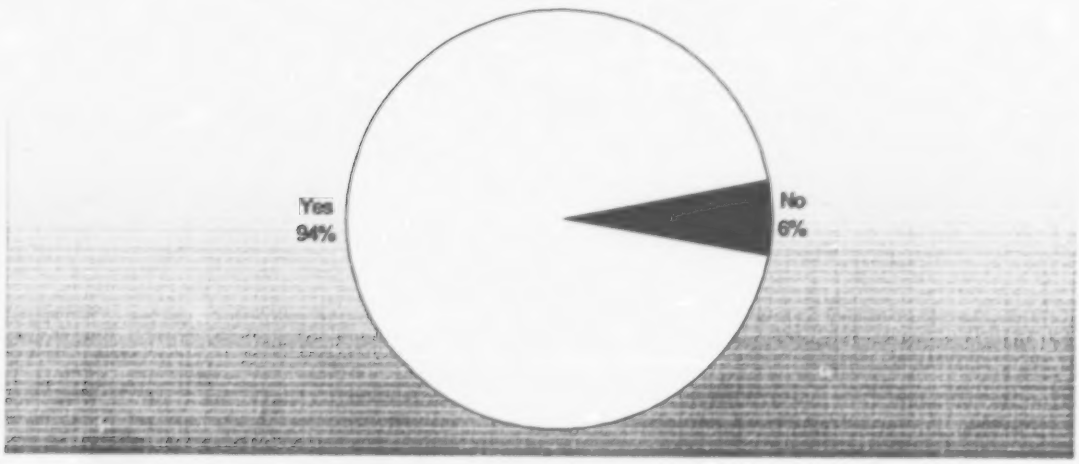


## HIGHLIGHTS

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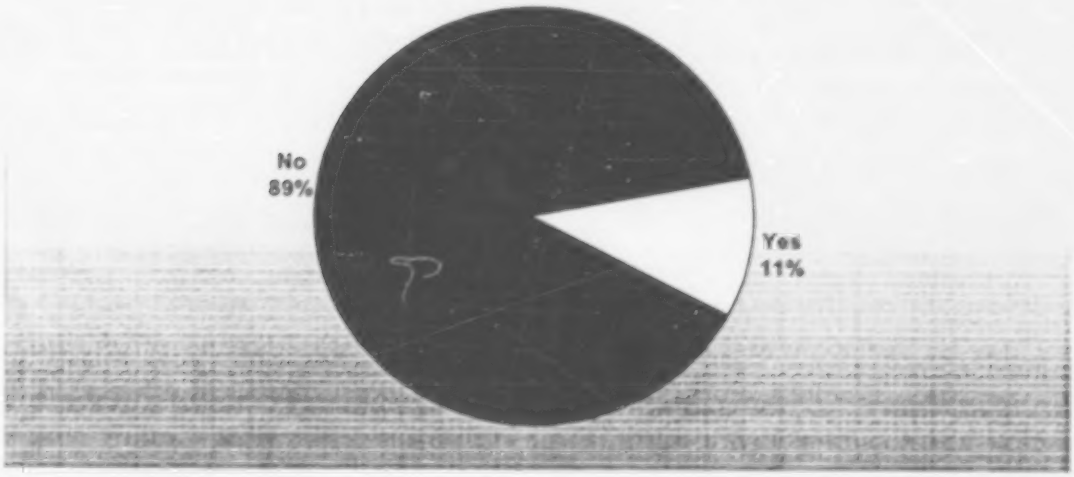


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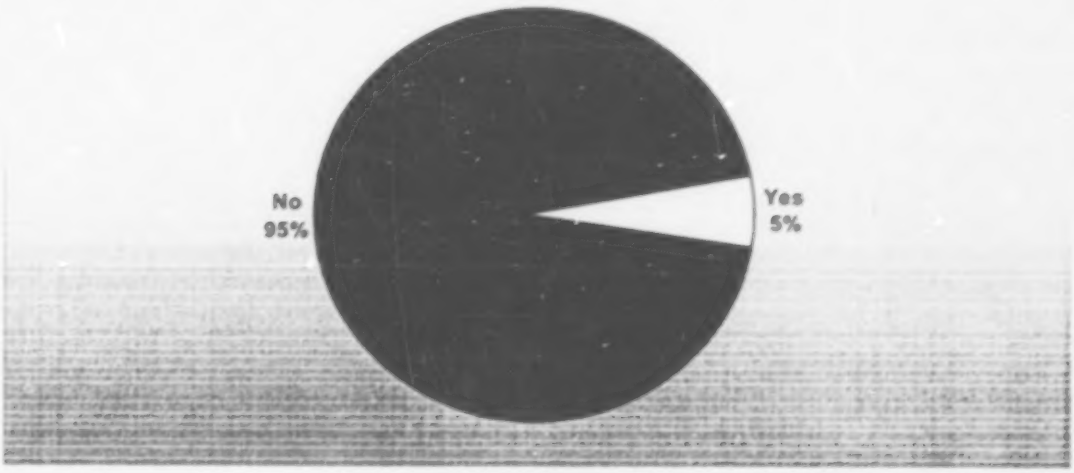



### HIGHLIGHTS

- In line with the results shown on the previous chart, the percentage of Beaver Creek households that use other rooms as bedrooms is more than double the rate in the Yukon in general.

## 3.2 ACCESSIBILITY FOR DISABLED AND ELDERLY

Another factor used in determining the suitability of housing is accessibility of the dwelling for those households with one or more disabled members. In order to determine the importance of this factor, the number of households that have disabled members must be determined. This information is shown in the next two sub-themes:

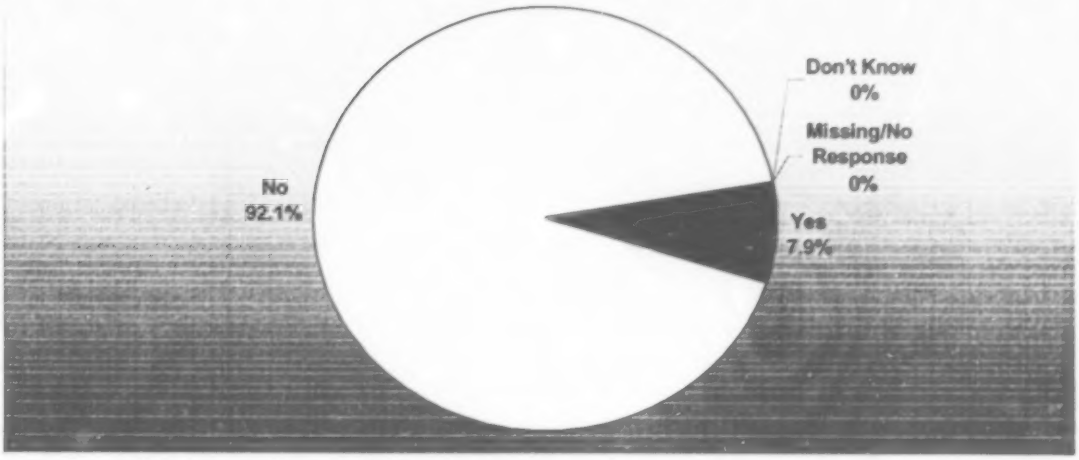
⇒ PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON,

⇒ ACCESSIBILITY FEATURE(S) REQUIRED.

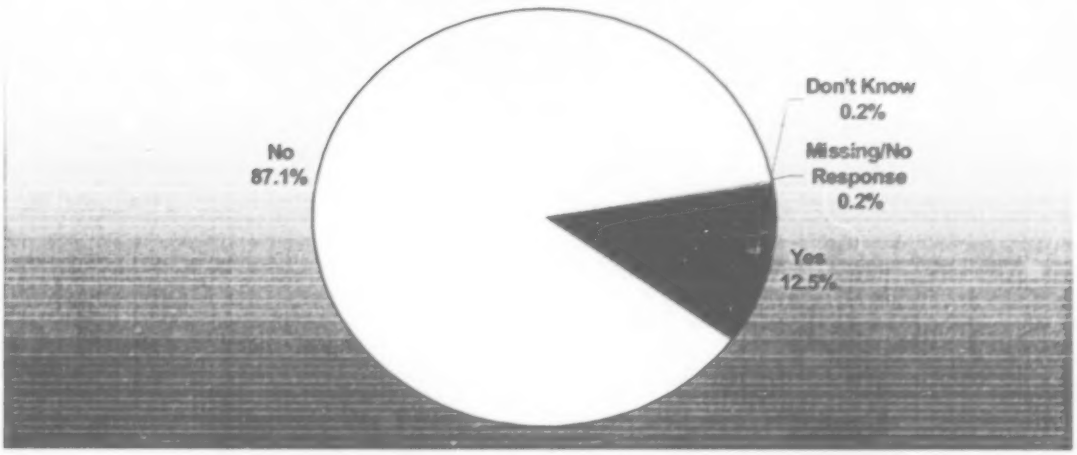
## 3.2.1 PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON

"Disability" was defined as either a mobility impairment requiring a wheelchair, other mobility impairment (for example, arthritis), visual, auditory, or other disability. The following pie charts show the percentage of households that have at least one disabled person.

**Percentage of Households with at least One Disabled Member - Beaver Creek**




**Percentage of Households with at least One Disabled Member - Yukon Wide**




## HIGHLIGHTS

- Approximately 8 percent of households in Beaver Creek have at least one disabled person.
- No households in the survey in Beaver Creek responded that they had more than one disabled person.

## 3.2.1 PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON

"Disability" was defined as either a mobility impairment requiring a wheelchair, other mobility impairment (for example, arthritis), visual, auditory, or other disability. The following pie charts show the percentage of households that have at least one disabled person.

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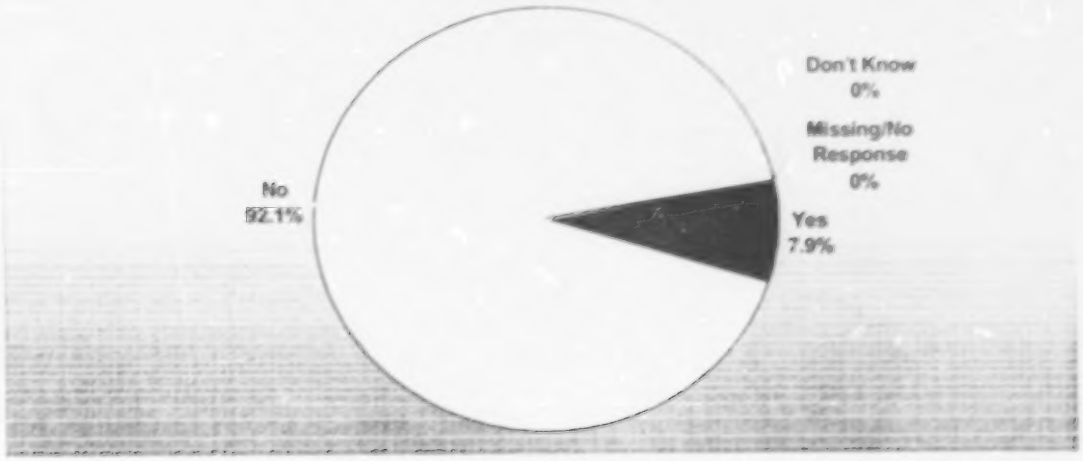


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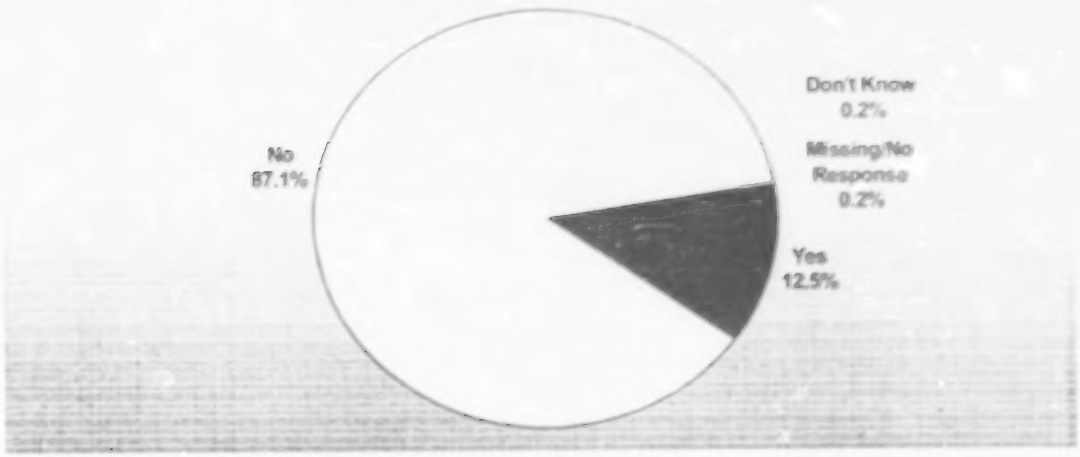


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M121

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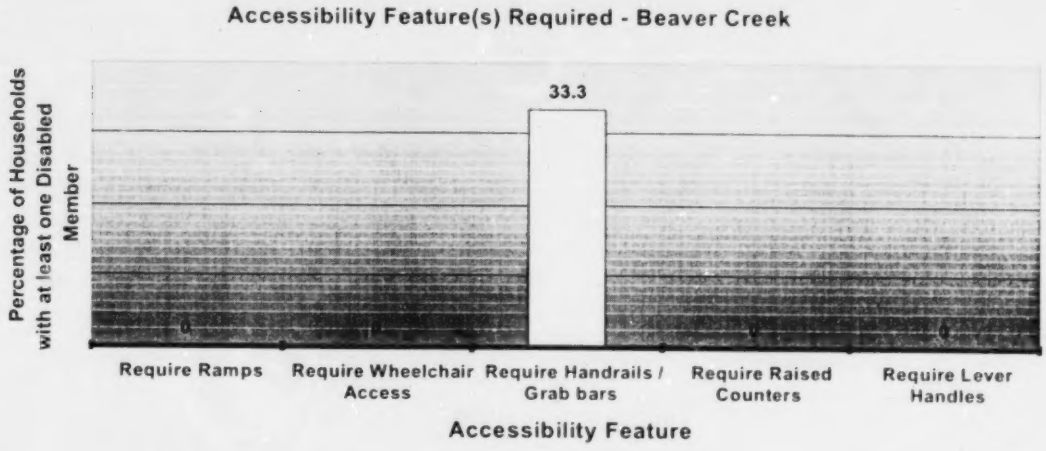
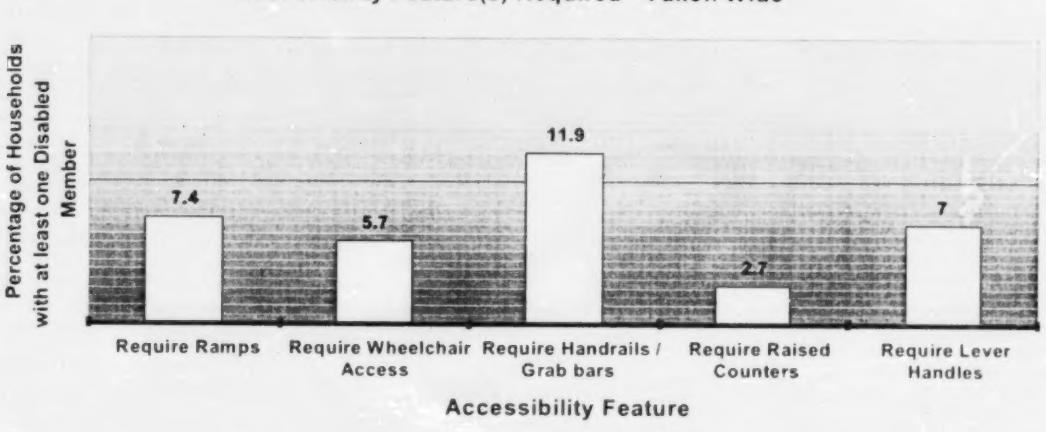
## 3.2.2 ACCESSIBILITY FEATURE(S) REQUIRED

These bar charts illustrate the kinds of features required by households with at least one disabled person.




## HIGHLIGHTS

- 33.3 percent of Beaver Creek households with disabled people require handrails and grab bars. However, it's important to remember that the total number of households is very low.

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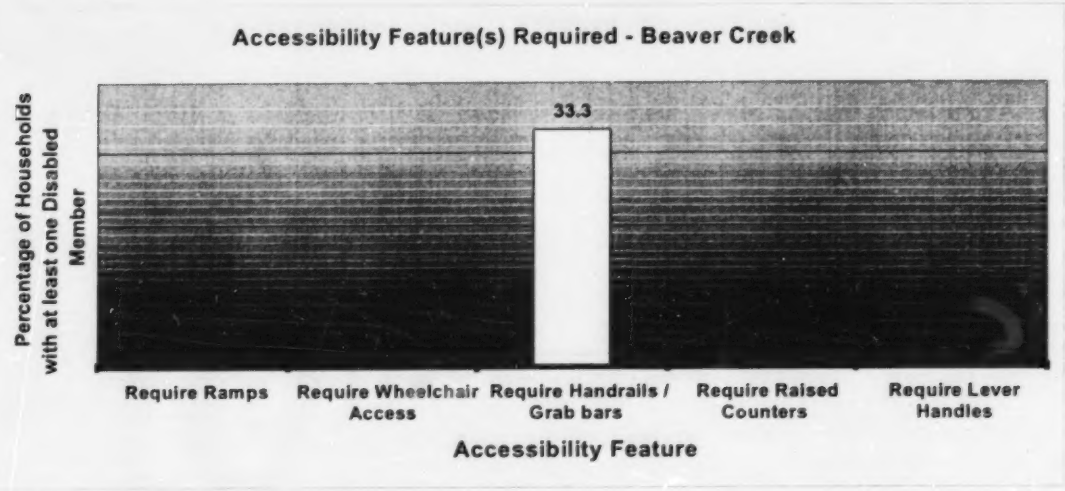
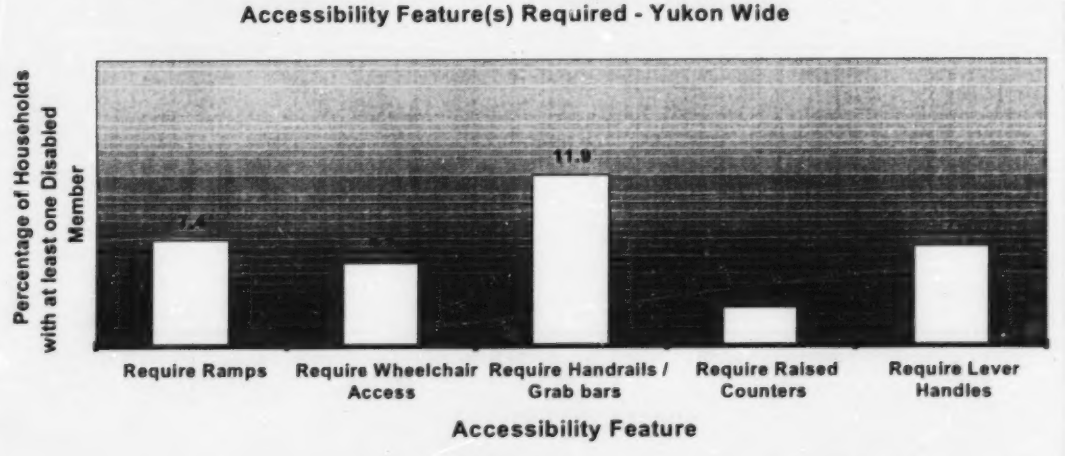



## HIGHLIGHTS

- 33.3 percent of Beaver Creek households with disabled people require handrails and grab bars. However, it's important to remember that the total number of households is very low.

# 4 ACCESS TO HOME OWNERSHIP

This category of information helps us to determine why renters have chosen to remain renters rather than buying a dwelling.

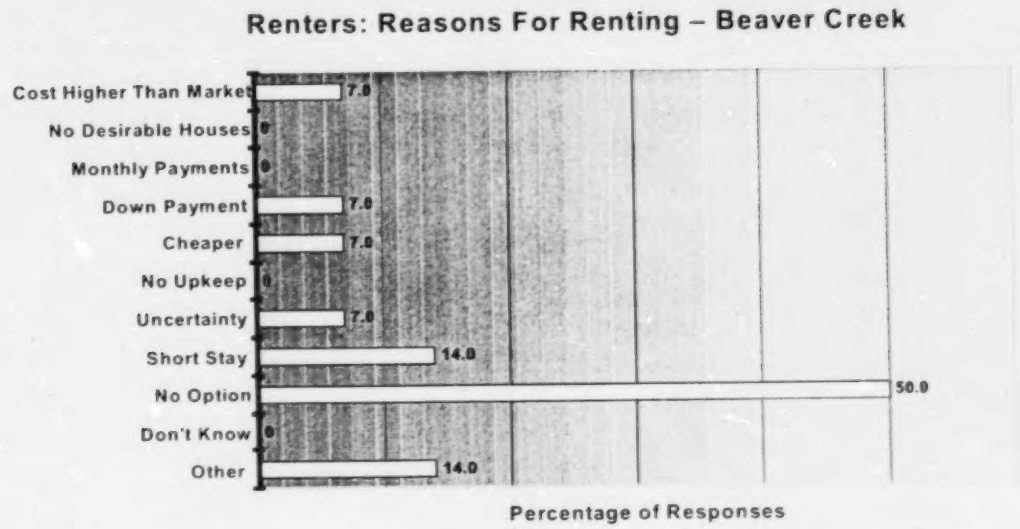
## 4.1 RENTERS

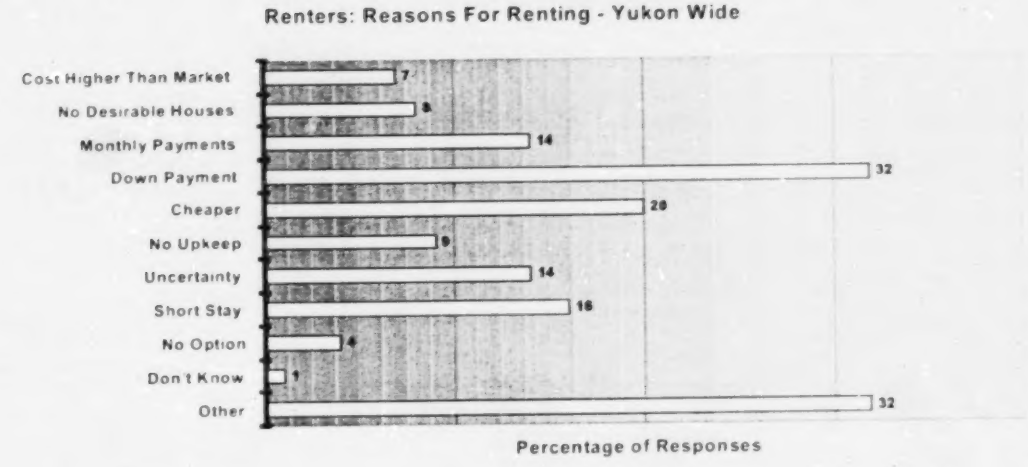
The next sub-theme shows the responses of renters when asked, "Why have you chosen to rent rather than purchase housing?"

⇒ **REASONS FOR RENTING.**

## 4.1.1 REASONS FOR RENTING

These bar charts show the responses of renters.




## HIGHLIGHTS

- "Other" includes reasons not captured in another category.
- In Beaver Creek, "No Option" was the single most common answer.

## 4.1.1 REASONS FOR RENTING

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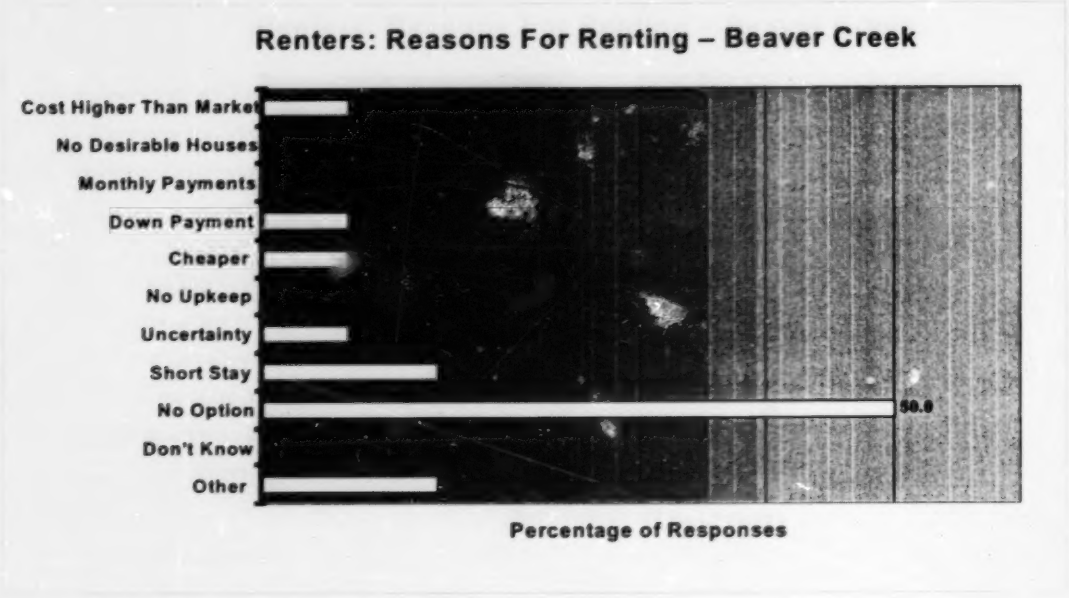
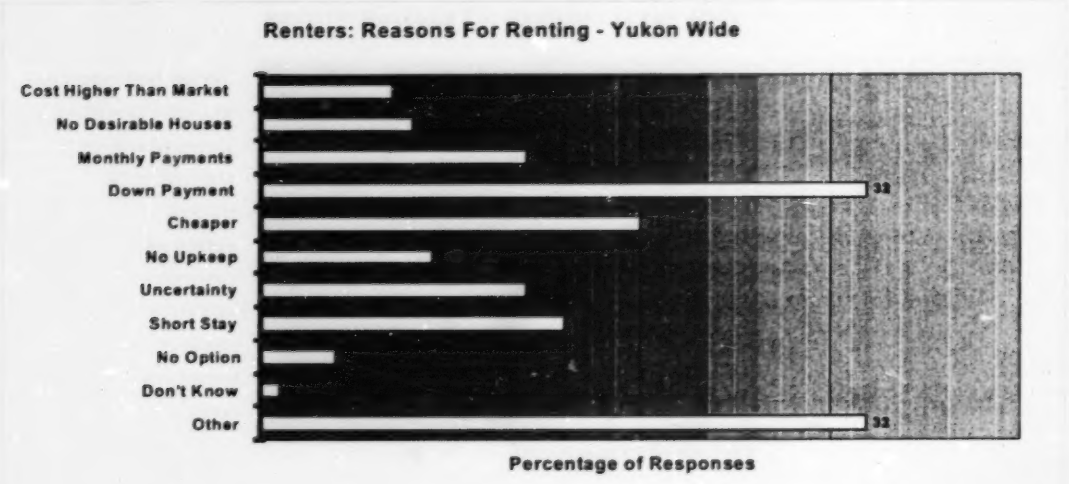



## HIGHLIGHTS

- "Other" includes reasons not captured in another category.
- In Beaver Creek, "No Option" was the single most common answer.

# 5 SENIORS AND ELDERS NEEDS

The last set of housing quality indicators this study covers is the housing needs of seniors and elders. The study of the appropriateness of, and the need for adaptations in seniors and elders housing is essentially a sub-study of "Dwelling Suitability". However, because of our aging population, it has become increasingly important to understand the housing needs of this sub-group of the population. We have made a particular effort in this study to understand current, and probable future needs of this group. Again, in order to understand the importance of this, the number of households must be determined.

## 5.1 HOUSEHOLD TYPE

The following charts show the percentages of various types of households in the population. They also illustrate a range of housing quality indicators associated with the three kinds of households:

- *Senior Household*: refers to a household in which all members are 55 years of age and over.
- *Mixed Senior Household*: refers to a household in which there is at least one member 55 years of age and over, and at least one member less than 55 years.
- *Non-Senior Household*: refers to a household in which there are no members over the age of 55.

The next four sub-themes address household type:

⇒ **HOUSEHOLD TYPE BREAKDOWN,**

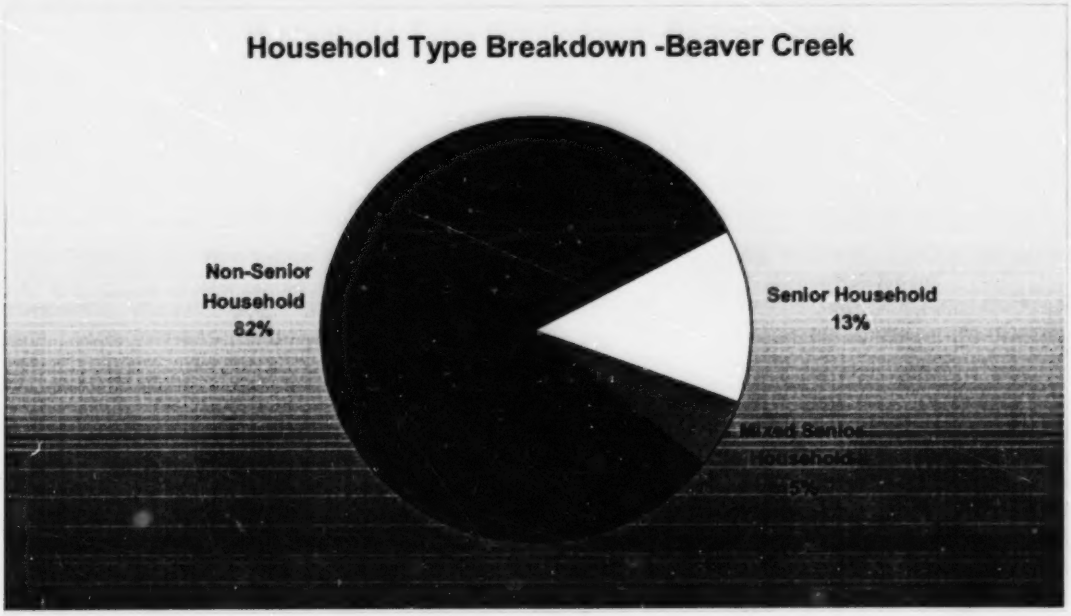
⇒ **HOUSEHOLD TYPE VERSUS REPAIR NEED,**

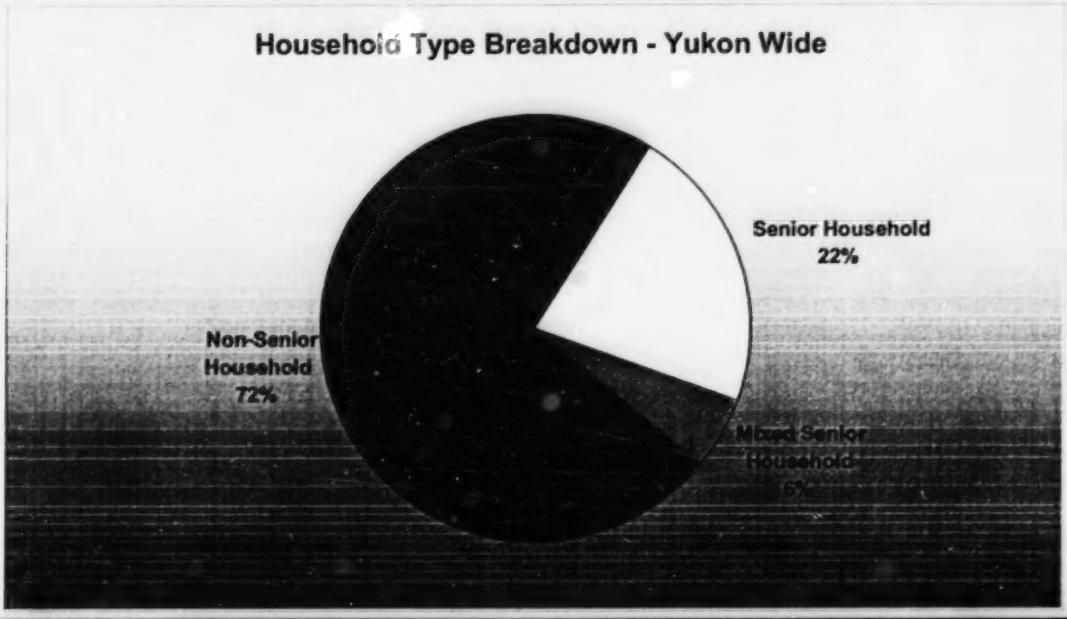
⇒ **DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE,**

⇒ **DWELLING MANAGEABILITY FOR A SENIOR.**

## 5.1.1 HOUSEHOLD TYPE BREAKDOWN

The following pie charts show household type breakdown:



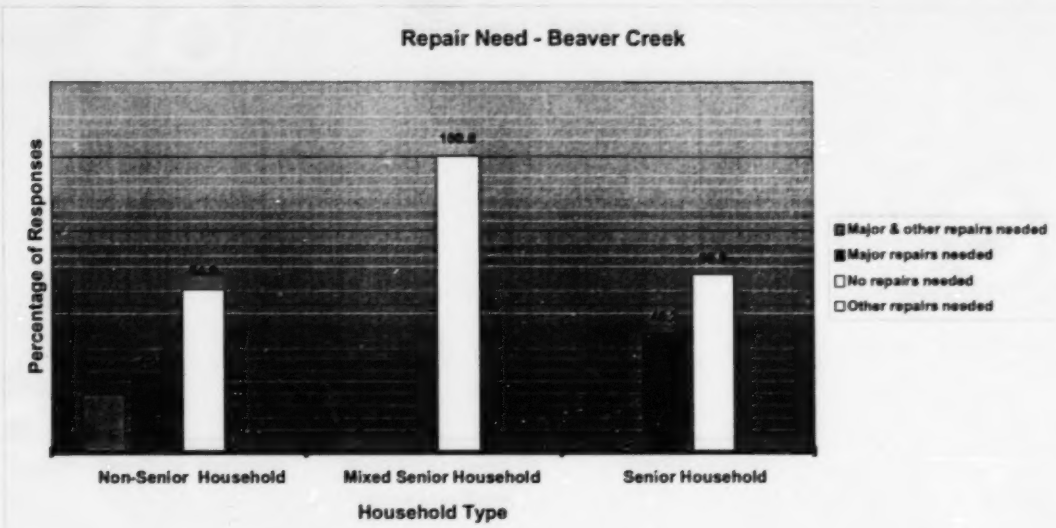



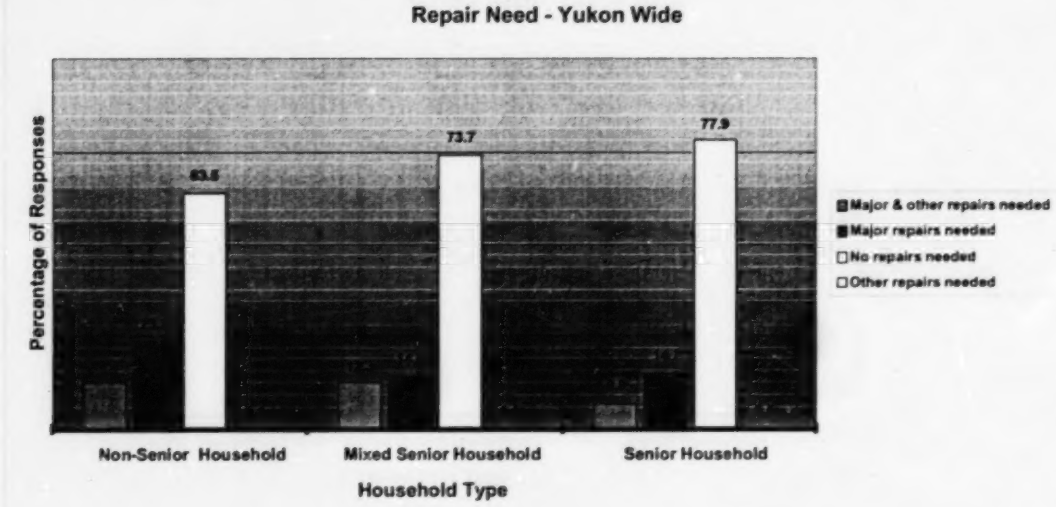

## HIGHLIGHTS

- Beaver Creek has a lower percentage of senior and mixed senior households than does the Yukon in general.
- Senior households represent only 13 percent of all households in Beaver Creek.
- The number of households with at least one senior member represents 18 percent of all households in Beaver Creek.

## 5.1.2 HOUSEHOLD TYPE VERSUS REPAIR NEED

These bar charts are included to show the kinds of households that are in need of repair.



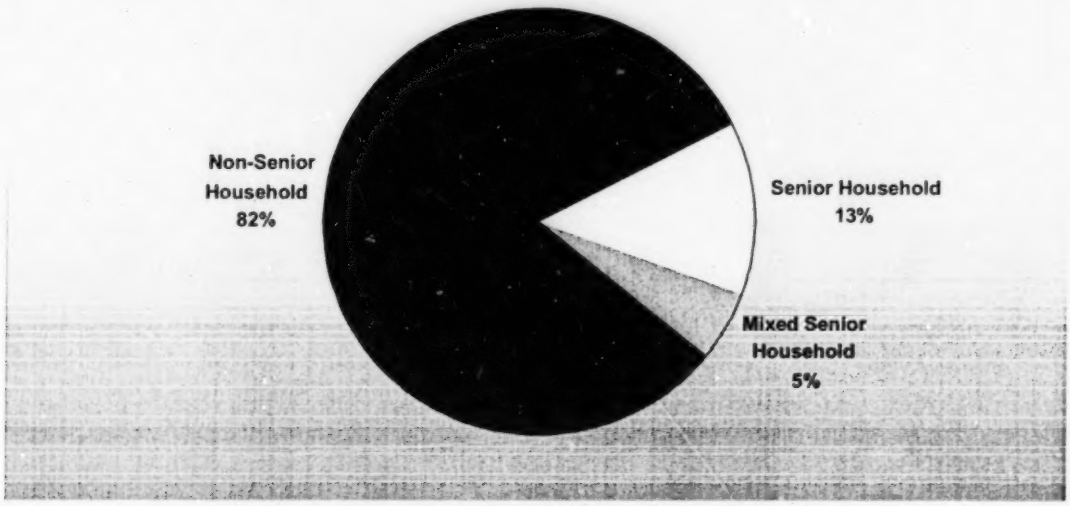

## HIGHLIGHTS

- In Beaver Creek, the perceived need for major repairs is highest in senior households.
- Over 40 percent of senior households say their home needs major repairs.
- 100 percent of mixed senior households say that no repairs are needed. This represents two households.

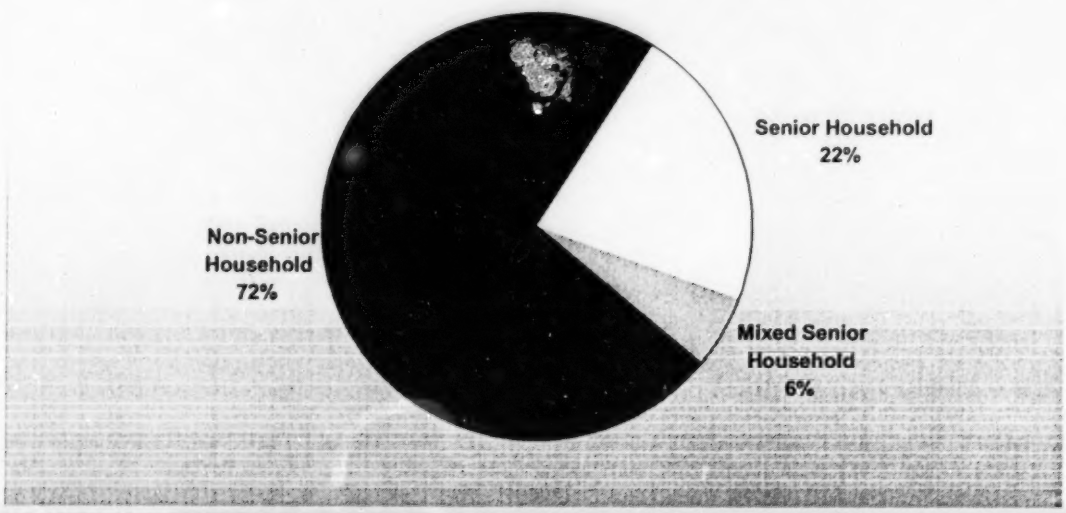
## 5.1.1 HOUSEHOLD TYPE BREAKDOWN

The following pie charts show household type breakdown:

### Household Type Breakdown -Beaver Creek




### Household Type Breakdown - Yukon Wide

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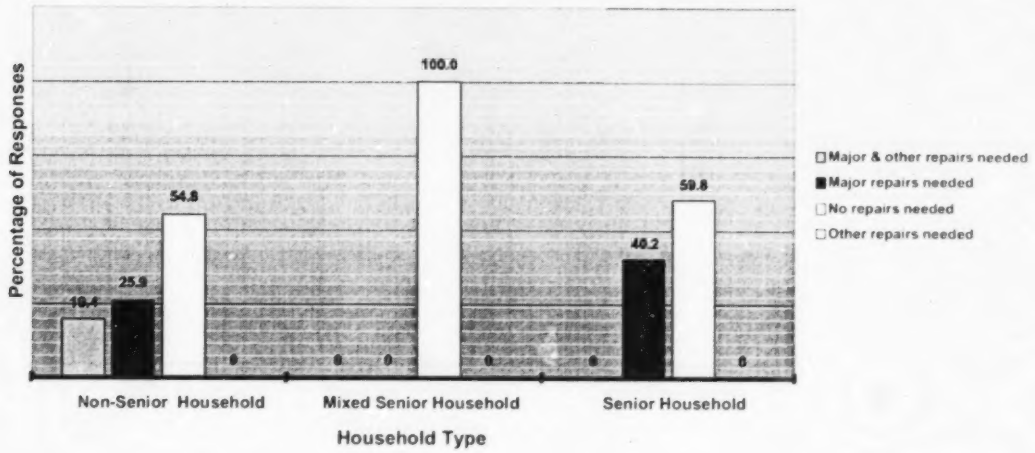


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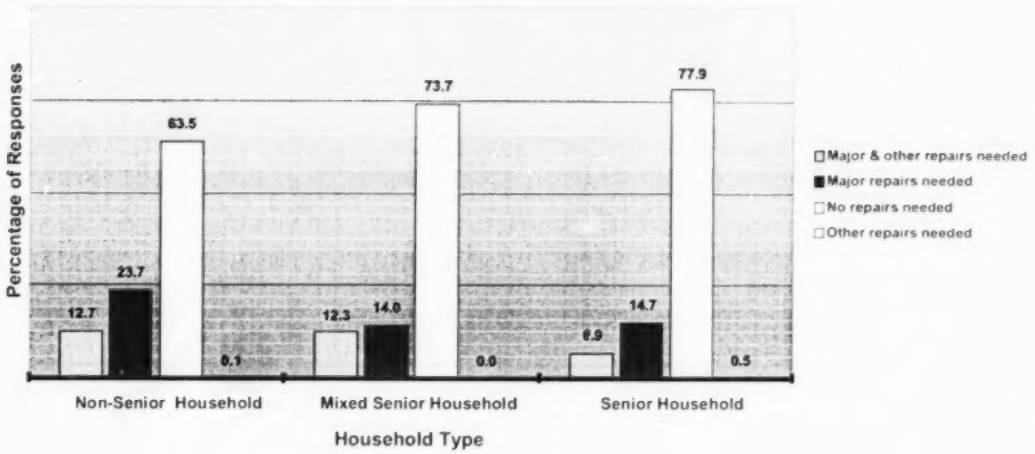


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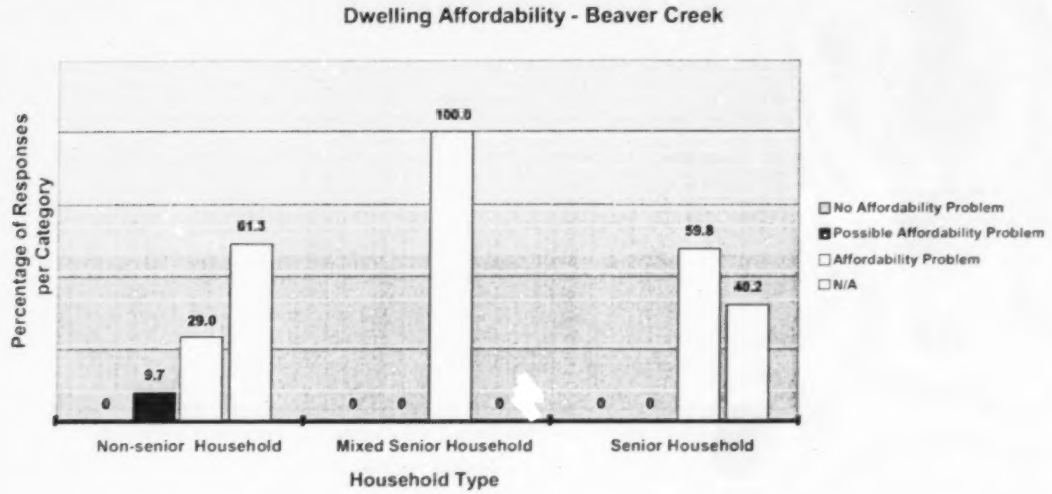
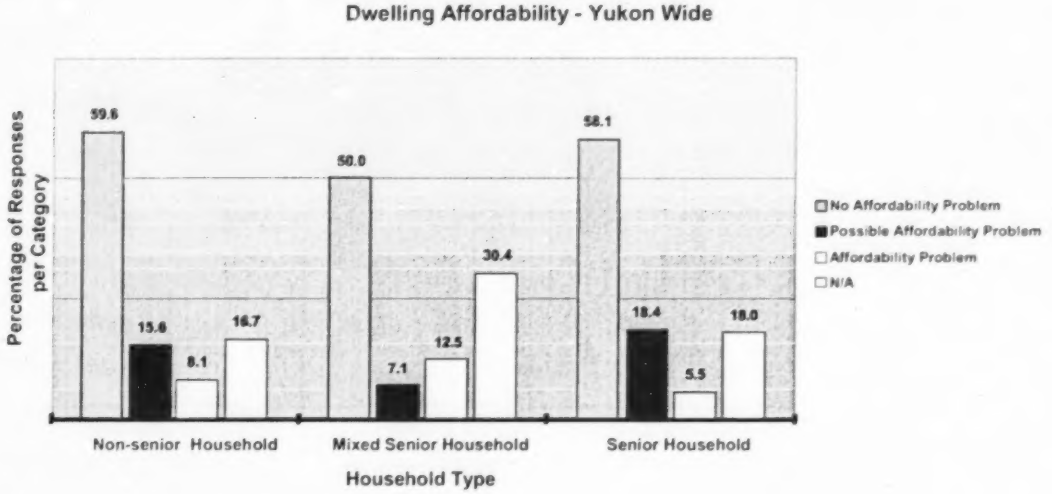
## 5.1.3 DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE

These bar charts compare the dwelling affordability for the kinds of households.



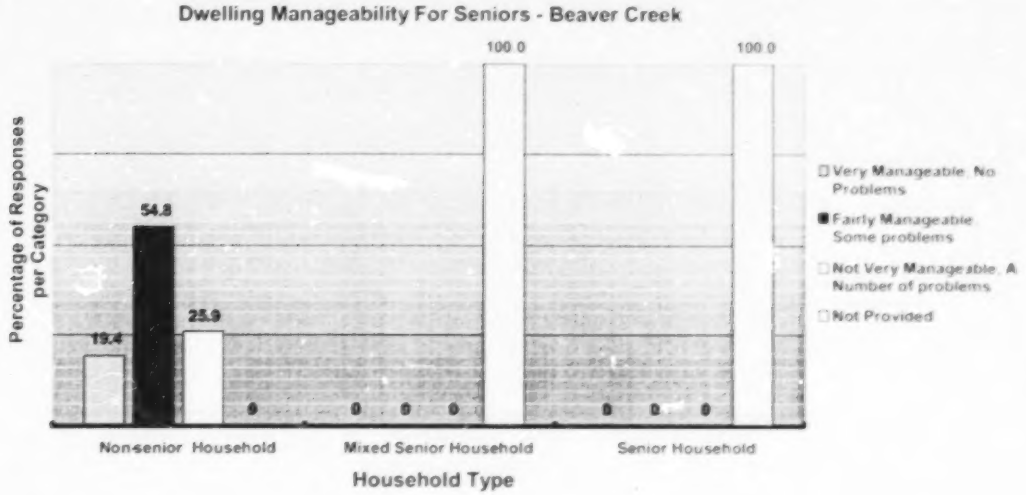



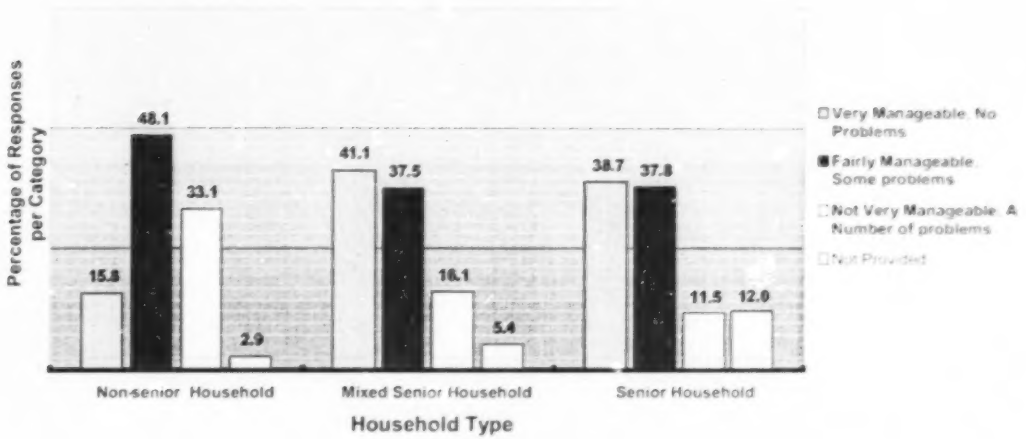

## HIGHLIGHTS

- It appears that in Beaver Creek most mixed senior households have an affordability problem, almost 60 percent of senior households have an affordability problem, and 29 percent of non-senior households have affordability problems. Another 10 percent of non-senior households have a possible affordability problem.
- Remember that although the percentages are large, the total number of households in question is quite small. 100 percent of mixed senior households have an affordability problem. This represents two households.

## 5.1.4 DWELLING MANAGEABILITY FOR A SENIOR

These bar charts show the responses from the three different types of households. The question asked is, "How manageable would this dwelling be for a senior?"




## Highlights

- 26 percent of non-senior households indicated that the dwelling would not be very manageable for a senior.
- Data from the mixed senior and senior households was not provided. The mixed senior category represents two households. The senior category represents five households.

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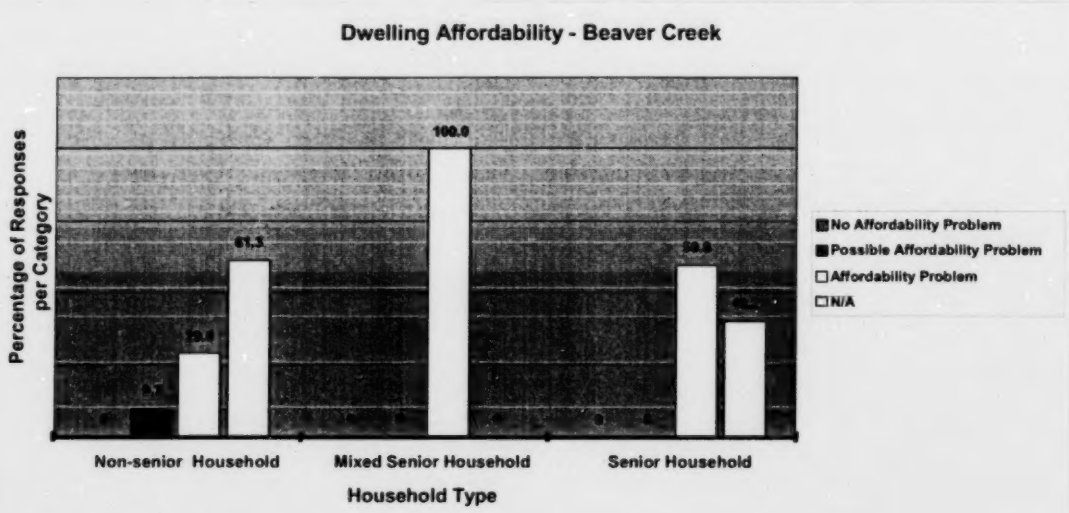


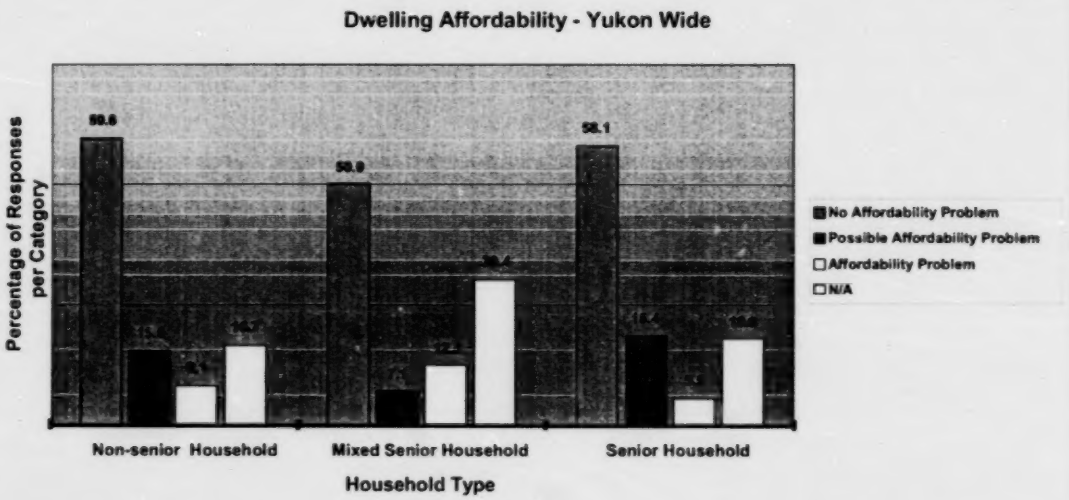


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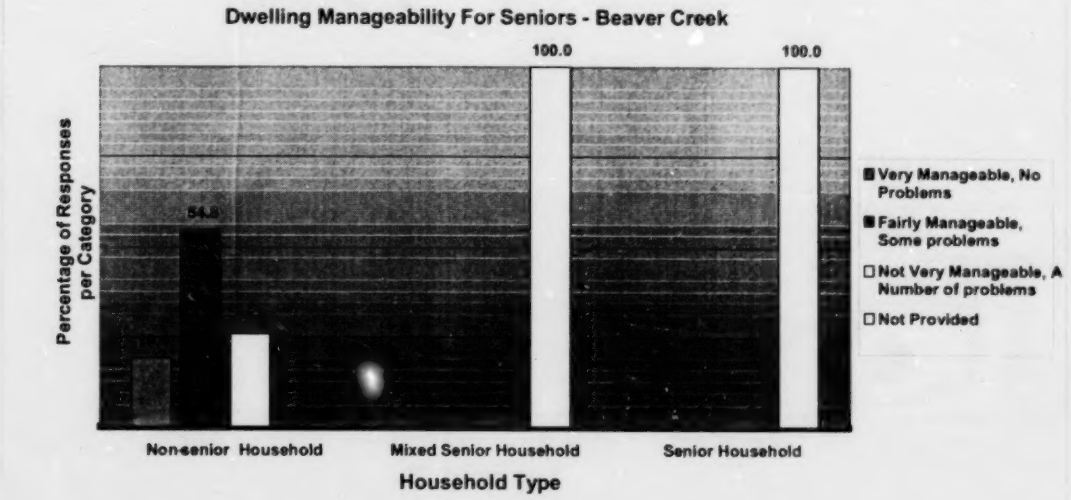


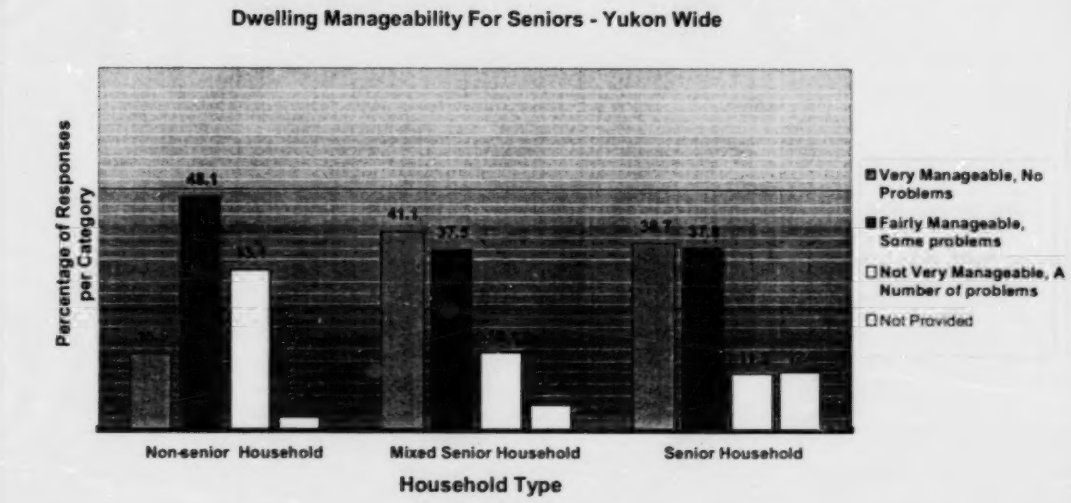


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